



SPENCER HOUSE

Long Street, Tetbury, GL8 8AQ

PerryBishop

PROPERTY MADE PERSONAL

Step Inside

An imposing Grade II listed Georgian building, in the centre of Tetbury with mixed flexible use (currently a gallery), a short stroll from boutiques and restaurants.

KEY FEATURES

- Impressive Georgian Grade II listed building
- Mixed flexible use - residential and/or commercial in part or whole
- Beautifully restored and refurbished throughout
- High ceilings, beautiful floors, period details
- Stunning drawing room with restored sash windows
- Contemporary bathrooms and bespoke kitchen
- Original chandeliers with Tetbury dolphins
- Roof terrace with stunning views across the roof tops of Tetbury
- No onward chain

ABOUT THE PROPERTY

An imposing Grade II listed Georgian building, in the very heart of Tetbury, which has been completely refurbished and upgraded to the finest of standards.

The property benefits from mixed flexible use, and is currently an esteemed art gallery on the ground and lower ground floor, and residential accommodation above.

Approached through the handsome front door into an inner atrium, with a cloaks cupboard and double doors into the hallway. Striking Edwardian encaustic tiles have been restored to create a welcoming entrance.

The reception room has restored oak flooring, original restored sash windows and a fireplace. The original chandeliers have a nod to the symbol of Tetbury with dolphins dancing around them.

Stairs lead to the lower ground floor with restored limestone flooring and lighting for best displaying the artwork.

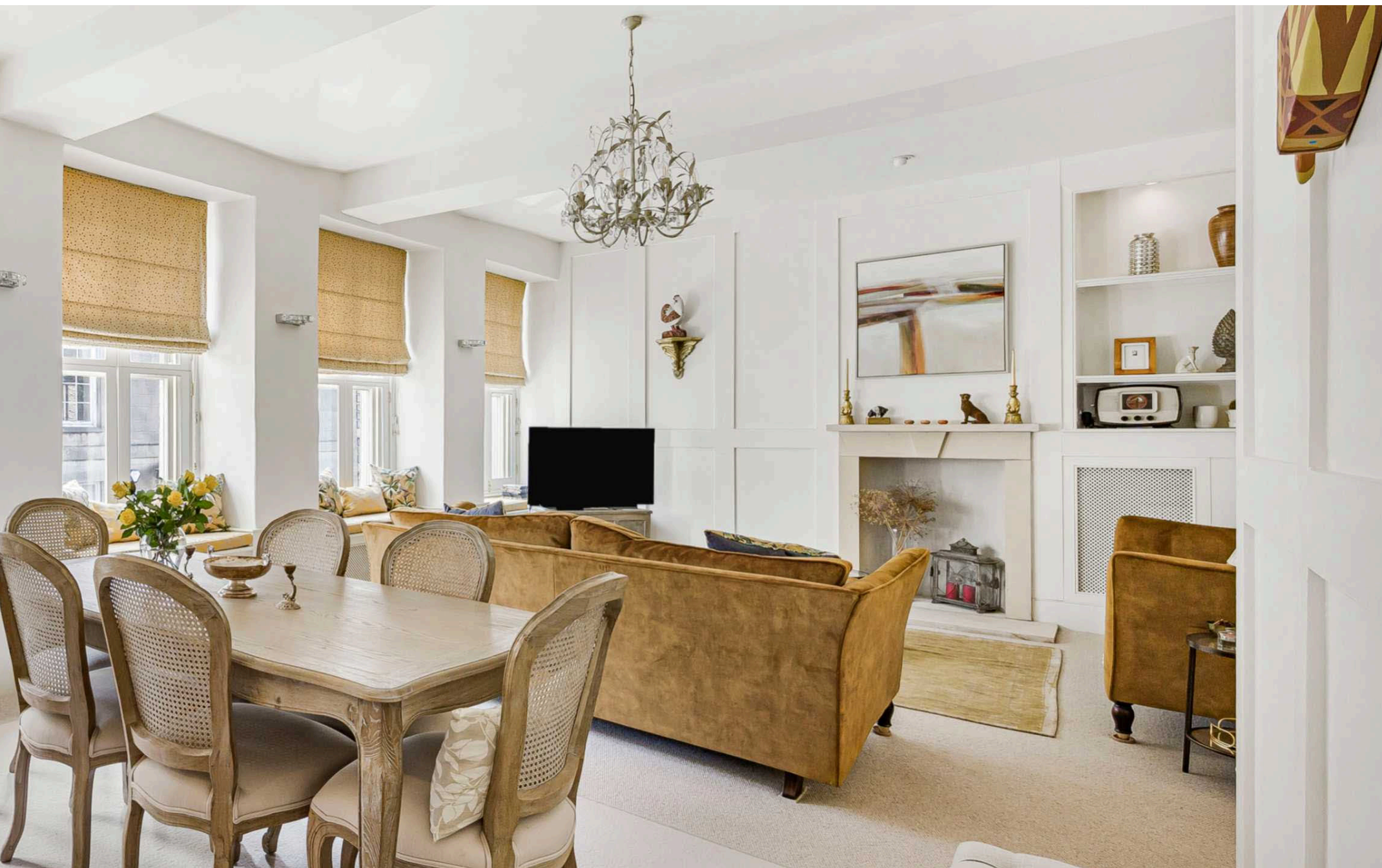
The inner hallway, where a stunning Georgian staircase leads to the promise of further elegant rooms, has a small kitchenette, shower room and downstairs cloakroom. A doorway leads to an internal storage corridor with a door to the front of the property and access to an emergency right of way at the back over a neighbour's courtyard.

The original oak staircase winds to the first floor. Here there is a contemporary kitchen with a peninsular unit and a window seat overlooking the back of Tetbury. There is an integrated oven and hob, dishwasher and microwave. A utility room has planned spaces for a washing machine and drier, large pantry-style cupboards and an eye-level fridge and freezer.

The elegant panelled drawing room has a feature fireplace and four sets of refurbished double-glazed sash windows overlooking Long Street with window seats in each. The room divides naturally into a seated area and a dining area.

On the second floor are two beautifully appointed bedrooms with a substantial bathroom with a bath with a view and a large walk-in rainfall shower. On the third floor is a bedroom with a platform bed and access on to the roof terrace.





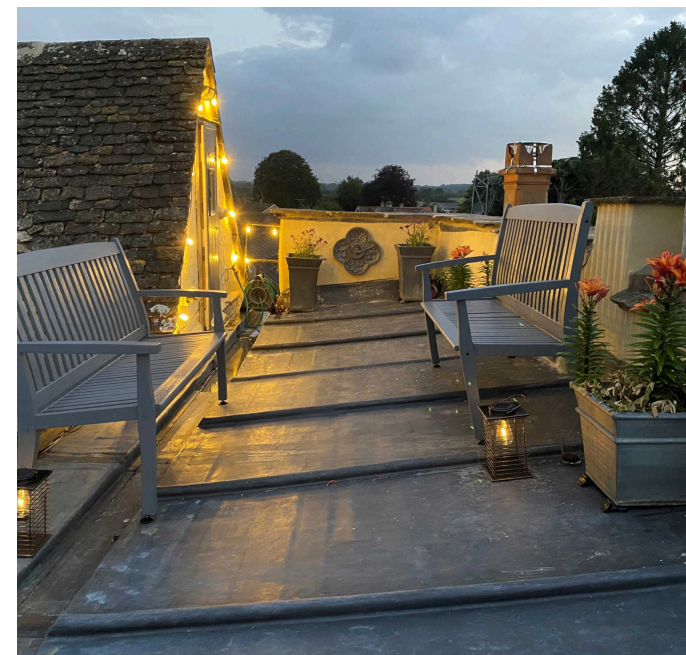




Step Outside

The breathtaking views from the very private roof terrace are magical - one can look across the rooftops to the fields beyond Tetbury, enjoying a glass of wine from this rare vantage point!

The current owners have a parking space in the Dolphins Hall car park, or there is parking outside the house.













ADDITIONAL INFORMATION

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

From our office in Church Street, turn left into Long Street and walk towards the Highgrove shop. Continue past Lorforde and you will find Spencer House on the left next to Constantine Rex.

What3Words: ///ulterior.lifts.added

Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

There is a gas central heating system, extensive double and secondary glazing, and a full security and smoke alarm system which is monitored locally.

Local Authority

Cotswold District Council

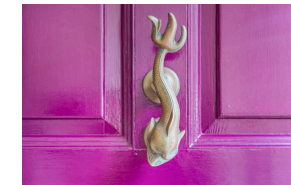
Council Tax Band F

Our reference

TET/HP/KF/16062025

We'd love to hear from you

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Approximate Gross Internal Area 2092 sq ft - 229 sq m

Cellar Area 245 sq ft – 23 sq m

Ground Floor Area 836 sq ft – 78 sq m

First Floor Area 670 sq ft – 62 sq m

Second Floor Area 229 sq ft – 56 sq m

Loft Room Area 112 sq ft – 10 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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