



JAMES PYLE<sup>Co.</sup>

46 Long Street, Tetbury, Gloucestershire, GL8 8AQ

Prominent Grade II Listed townhouse  
Newly converted and renovated  
Stunning high quality interior  
3 bedrooms, 2 bathrooms  
Magnificent vaulted ceilinged  
kitchen/dining room  
Living room with wood-burner  
Private west-facing courtyard garden  
Cotswold town centre location  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £725,000**

Approximately 1,512 sq ft

## *'A stunning newly converted Grade II Listed townhouse refurbished to a very high standard'*

### **The Property**

This newly converted townhouse has been subject to a stunning and extensive renovation producing a unique, high quality home set in the heart of this desirable Cotswold town. With a striking front elevation of stone mullion arched windows, the property has been sympathetically refurbished in keeping with the Grade II Listed character using reclaimed materials alongside stylish contemporary finishes. The townhouse is located in the very heart of Tetbury's town centre with an abundance of shops and restaurants available immediately from the doorstep making this an ideal Cotswold second home in addition to a permanent residence. The immaculate accommodation is move in ready finished with beautiful fittings throughout such as antique brass switches and sockets, and column anthracite radiators.

On the ground floor, an entrance hall features painted stone walling and heritage oak herringbone flooring which continues into the living room. The living room displays a wealth of charm with reclaimed oak window seats and an Aarrow wood burning stove within the fireplace. Décor frosted glass double doors lead up to the kitchen/dining

room which is a particular feature boasting a magnificent and very impressive high vaulted ceiling above. The Russell Alexander handcrafted kitchen is beautifully appointed and well-equipped with integrated Neff appliances including an oven, induction hob, fridge/freezer, and dishwasher all finished with beehive antique brass handles beneath Carrara quartz worksurfaces. French patio doors spill into the delightful walled courtyard garden allowing the area to be used as an alfresco reception space in the warmer months. The courtyard is bound by red brick walls providing a good degree of privacy and security and has been newly landscaped as a low maintenance patio terrace with raised timber borders ready for planting. Porcelain floor tiles from the kitchen flow into the useful downstairs WC and utility room which has space for a washing machine and tumble dryer. The utility room houses the new gas fired Ideal combi boiler. The principal bedroom suite is located on the first floor accompanied by a luxurious open plan style en-suite bathroom and fitted wardrobes. The bathroom features a free-standing roll-top bath in addition to a rainfall shower set within emerald porcelain tiles. On the top floor, there are two further double bedrooms and a shower room finished in titanium porcelain tiles. The bedrooms benefit from



100% woollen muesli carpets. Superb views over Tetbury's picturesque high street can be enjoyed from every level. On street parking is readily available on Long Street itself and the neighbouring streets, while there are various car parks within the town where spaces are available to rent.

### **Situation**

Tetbury is a thriving historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The town has a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town centre. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. Waitrose at Malmesbury and Cirencester. Voted by Country Life magazine recently as the third most desirable town in the country, Tetbury is situated within an Area of Outstanding Natural Beauty and is surrounded by delightful Cotswold Countryside where there are ample

opportunities for walking and other countryside pursuits. Conveniently located less than half an hour from both the M4 and M5 motorway, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forest Commission run Westonbirt Arboretum and Prince Charles Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

### **Tenure & Services**

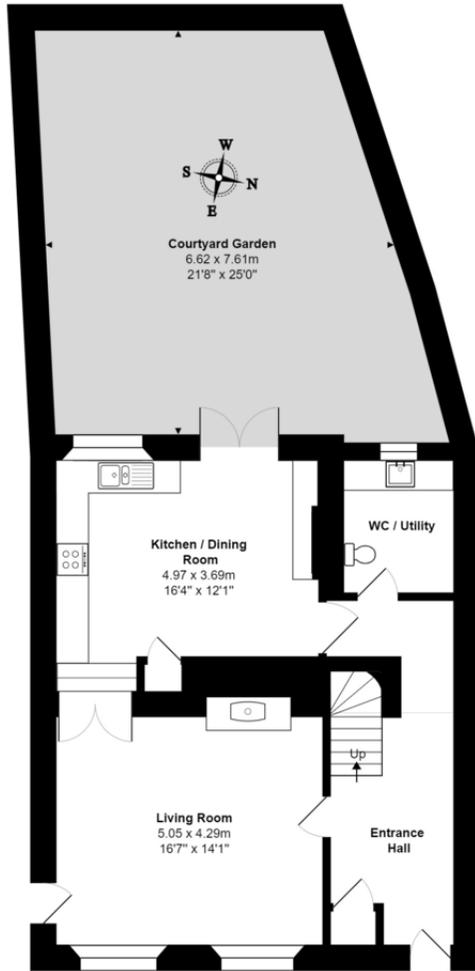
We understand the property is Freehold with mains gas central heating and all other mains services.

### **Directions**

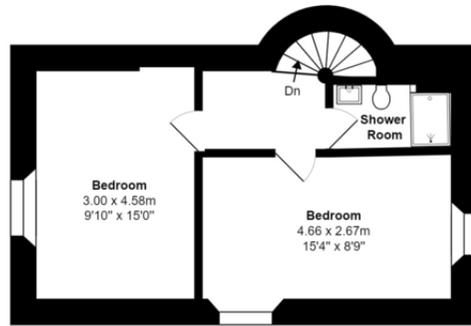
The property is located on Long Street in the centre of Tetbury. From the Market Place follow Long Street North towards Avening and locate the property on the left hand side. Sat nav postcode GL8 8AQ

**Local Authority & Council Tax Band**  
Cotswold District Council & TBC

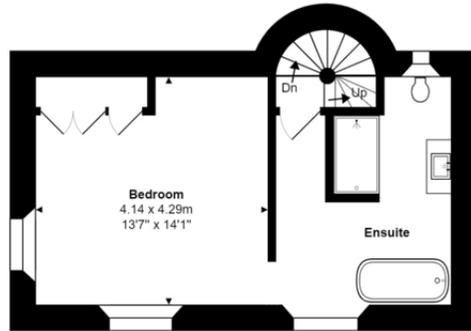




Ground Floor



Second Floor



First Floor

Total Area: 140.4 m<sup>2</sup> ... 1512 ft<sup>2</sup> (excluding courtyard garden)

All measurements are approximate and for display purposes only



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