



**The Surveyor's House
11 Church Street
Tetbury
Gloucestershire,
GL8 8JG**

Price £595,000





A wonderfully versatile property with options that could grow with your lifestyle

If you're looking for something with the “wow factor”, combining income and lifestyle potential, then you will love this property nestled in the heart of Tetbury's town centre. It's a terraced townhouse consisting of a 2/3 bedroom maisonette above a retail space.

It is currently run as a successful holiday let (**as featured in Vogue magazine**) with five star reviews. Guests love the period charm of the property combined with all the modern amenities and the fabulous location right in the heart of this wonderful historic Cotswold market town.

The property oozes character and quality and is looking for its next custodian. It offers a number of possibilities, for example you could:

- use the maisonette as a main home whilst continuing to rent out the shop, which brings in circa 12K per year gross income
- use as a second home and continue to rent out the shop
- carry on the current successful holiday letting business and shop combined for an investment and regular income.
- use the shop for your own existing or new business and have a very short commute to work!
- convert the shop and re-instate as one house or convert the shop to an annexe as it has it's own front door (subject to consents and planning)

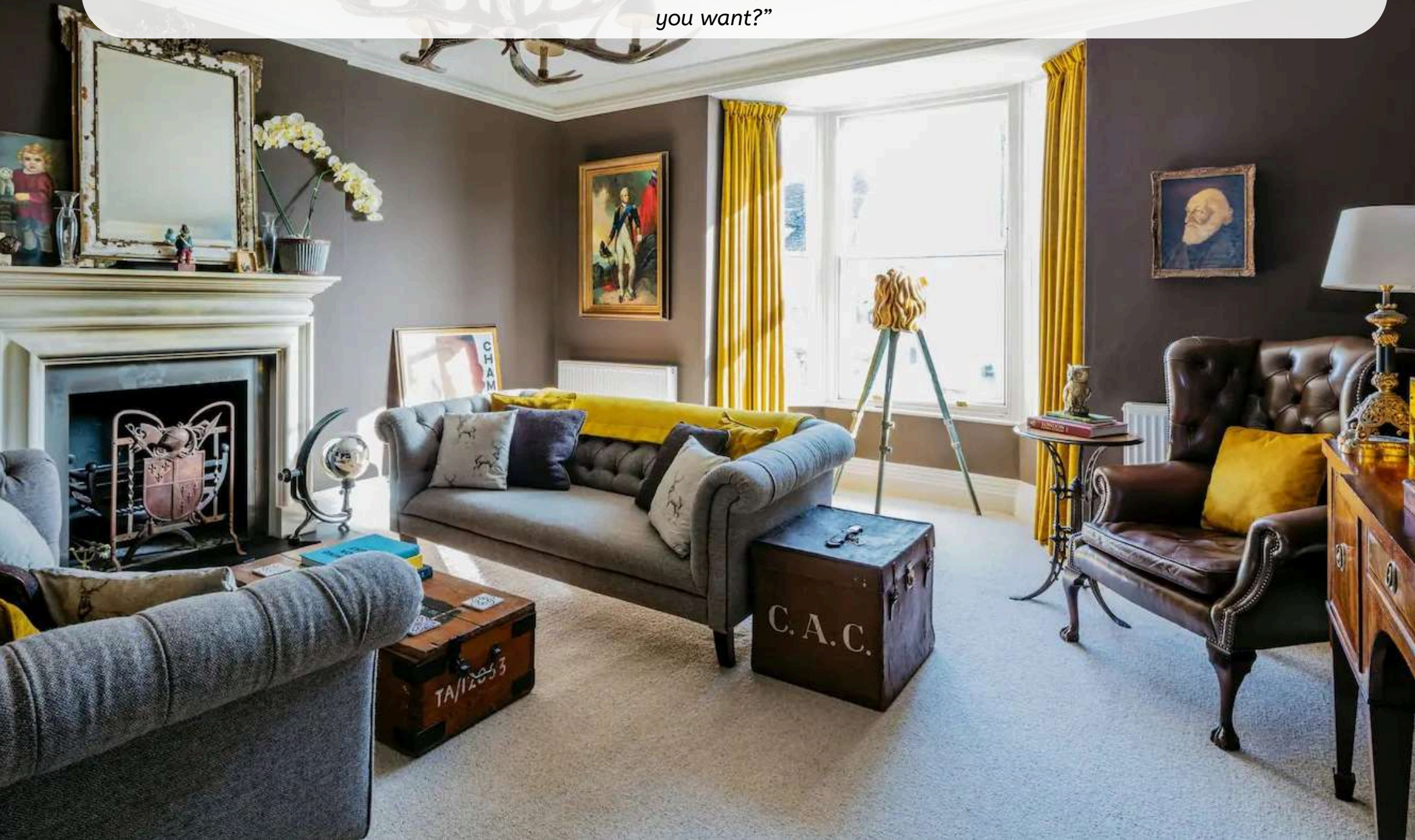
There is a large car park within 2 minute's walk of the property for which permits can be purchased. This property provides easy access to Tetbury's array of shops, cafes, bakeries, and pubs, making it the perfect base for exploring the Cotswolds.

As you come into the house there's a small hallway with a door down to the useful cellar space. The hallway runs alongside the shop to the left. The shop and residential part of the property both have separate entrances. On this floor is a room with a woodburning stove which is currently being used as a snug but could also be the third bedroom. The doors lead out onto a lovely patio area where you can enjoy a morning coffee or an evening sundowner!



On the first floor you'll find a spacious sitting room situated at the front of the property. It has a fireplace with decorative surround and a fabulous bay window looking over the pretty Church Street, just a stones throw from the iconic Market House.

Guest 5 star review *“Wonderful place, full of character and right in the heart of a beautiful town. What more could you want?”*



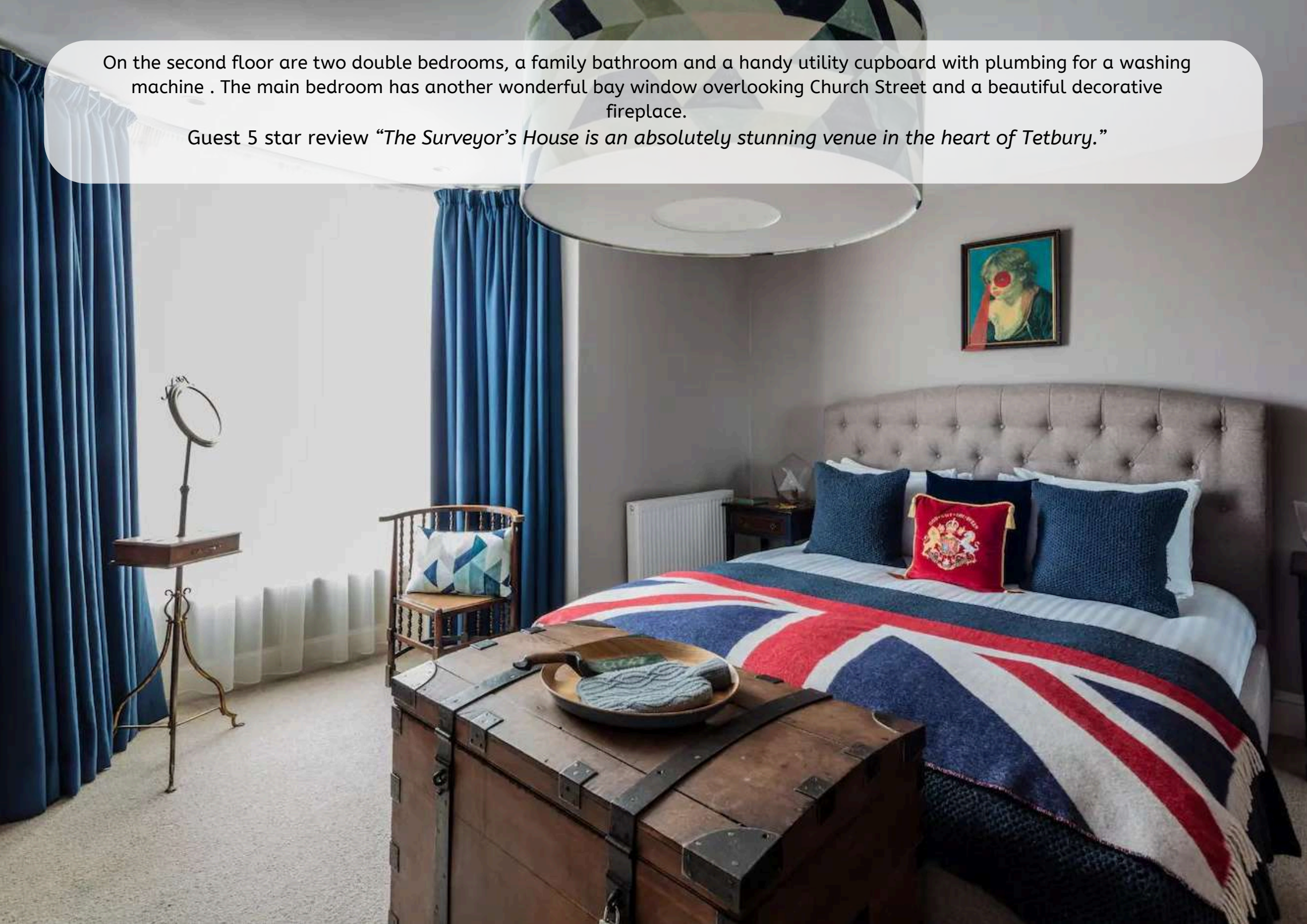
Across the hall from the sitting room is the stunning kitchen/dining area, flooded with natural light streaming in through two large sash windows situated at the back. The kitchen is equipped with a comprehensive selection of fitted wall and base units, while integrated appliances include an electric oven, gas hob, and a dishwasher. There's also plenty of room for a freestanding fridge freezer and a dining table.

Guest 5 star review *“Our favorite parts were being right in the middle of Tetbury and having such a great kitchen to make meals in.”*

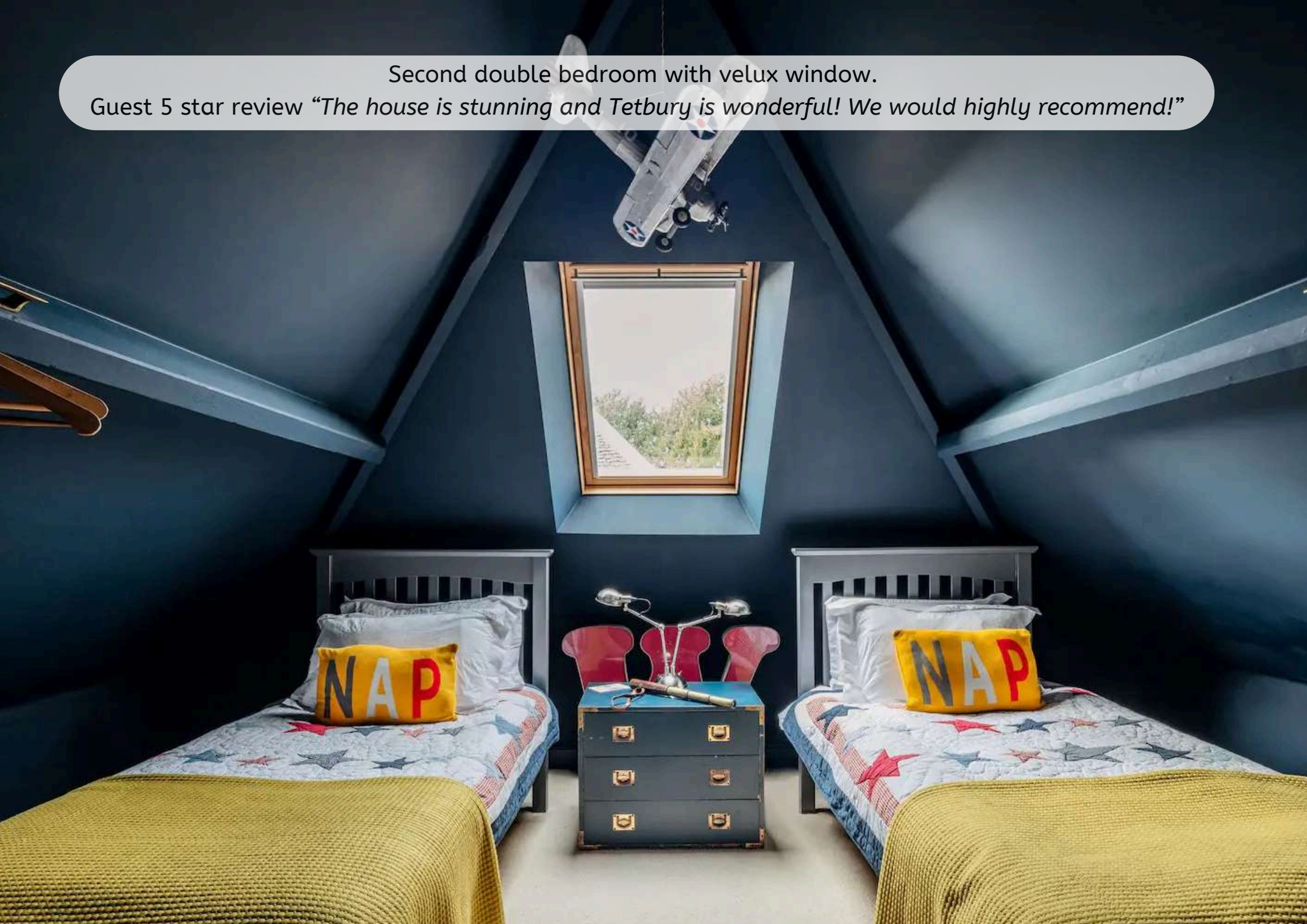


On the second floor are two double bedrooms, a family bathroom and a handy utility cupboard with plumbing for a washing machine . The main bedroom has another wonderful bay window overlooking Church Street and a beautiful decorative fireplace.

Guest 5 star review *“The Surveyor’s House is an absolutely stunning venue in the heart of Tetbury.”*

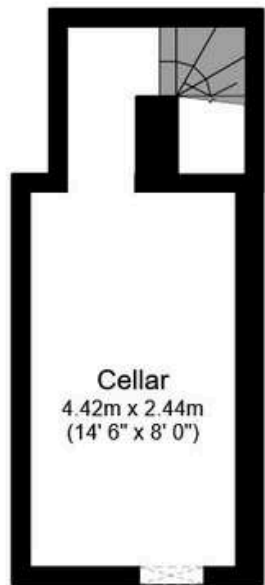


Second double bedroom with velux window.
Guest 5 star review *"The house is stunning and Tetbury is wonderful! We would highly recommend!"*



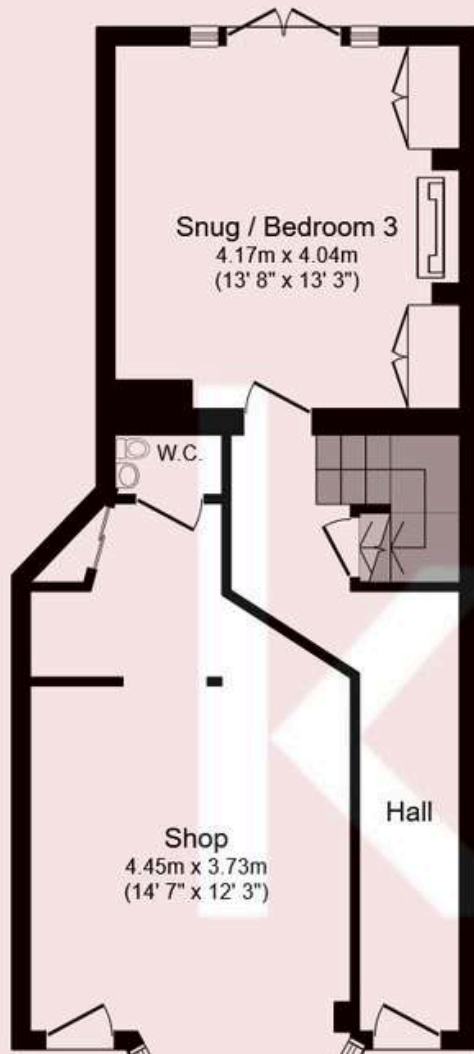
Also on the second floor is the beautifully finished bathroom with a white suite and shower over the bath, along with a heated towel rail.



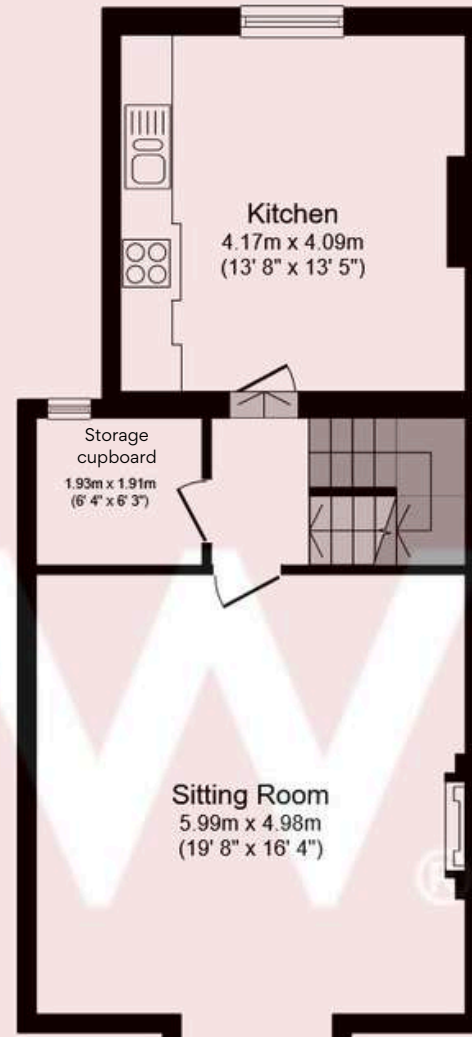


Cellar
4.42m x 2.44m
(14' 6" x 8' 0")

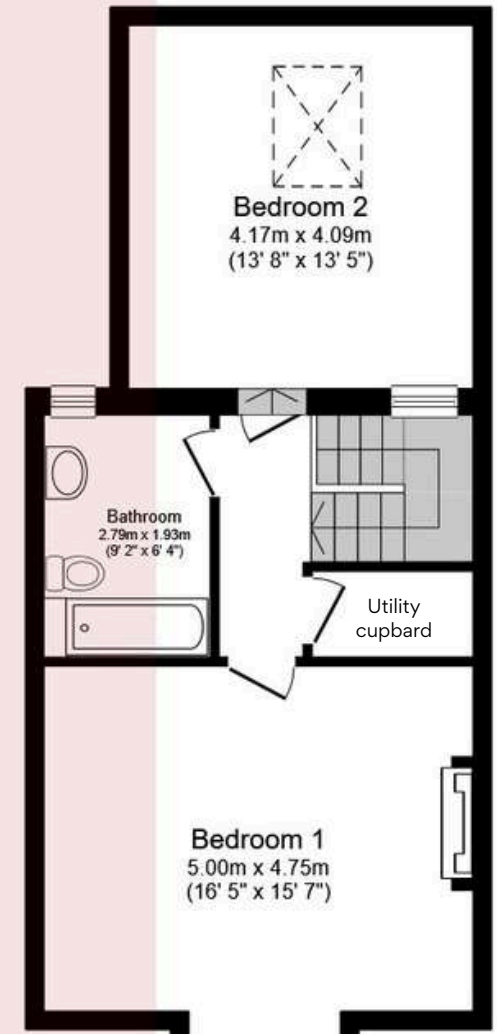
Cellar



Ground Floor



First Floor



Second Floor

Gross internal area (approx)

Total area 186 sqm/2008 sq ft (includes area of restricted height)





There's a super west facing outdoor seating area at the rear of the property designed for easy upkeep, with a shingle layout. At the far end, there's a raised border planted with a variety of flowers and shrubs, adding a charming touch to the space.

5 star guest review

"The Surveyor's House is a lovely, stylish place to stay in the heart of Tetbury. Cosy and comfortable, great social kitchen, lovely outdoor space too."



Other information

- Construction type: Standard construction
- Tenure: Freehold
- Council Tax - Band B Cotswold District Council
- EPC - E
- We understand that the property is connected to mains services of gas, electricity, water and drainage
- Superfast Broadband available speed 80 Mbps (download)
Mobile signal 4G
- 15 minutes to Kemble station with mainline trains to London in 75 mins
- Access: Level access to ground floor but staircase to upper floors



About Tetbury

Tetbury is a small Cotswold market town with big appeal and most notable for its Royal neighbours, King Charles III and Queen Camilla. Situated in an area of outstanding natural beauty, it's an eclectic and lively place to live, with everything on tap.

For second homers, you could be here on a Friday evening enjoying tapas at Lola's wine bar or one of our many other fine eateries, followed by a walk in the Cotswolds countryside on Saturday or pottering around the lovely independent shops. Maybe a trip to the arboretum or to the Beaufort Polo club to watch a game of polo, or a pampering day at the Calcot Spa. If golf is your thing, a round of golf at Minchinhampton golf club. For Sunday maybe a walk and a roast dinner in a proper country pub.

Tetbury has probably the biggest percentage antique shops per square mile anywhere in the UK, along with a range of independent interior and fashion boutiques, and enough delis, cafes and restaurants to keep any foodie very happy.

**To view, call Vicky Jones on
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