

**Porch House, 40-42 Long Street, Tetbury, Gloucestershire, GL8 8AQ**



Historic Grade I Listed Building  
Prominent Town Centre Location  
Two Properties with connecting doors  
Recently granted consent for residential use  
Wealth of period character  
Large West-Facing Courtyard  
Prime Retail Opportunity  
Workshop/storage

Approximately 5,736 sq ft



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**Price Guide: £1,450,000**

‘Porch House is a very impressive and historic Grade I Listed building occupying an imposing position in the heart of Tetbury. This pair of houses offer substantial accommodation of just over 5,700 sq.ft, recently granted change of use to residential.’

### The Property

Porch House is an iconic Grade I Listed building occupying a prime position on Tetbury's Long Street. Believed to date back to the mid-16th Century but with some features indicating it could date back to as early as the 1400s, the property is steeped in history comprising a pair of houses which have seen an array of uses including housing Tetbury's Collegiate School in the late 1800s and in more recent years offering excellent retail premises as an antiques dealership. The property has a very handsome frontage showcasing four imposing gables with finials, stone mullion windows with hoodmoulds and the namesake tower porch which was an addition built in 1677 by wealthy clothier John Thomas completed with stone architraves around the solid timber front double door.

The two properties are being offered for sale as a whole but have separate titles and therefore can be used as two separate dwellings if required. Both properties have been granted change of use by Cotswold District Council for wholly residential use but could continue as commercial premises if required.

The expansive accommodation extends to c.6,000 sq.ft overall, (No.40 approx. 3,800 and 42 approx. 1,800) inclusive of outbuildings. Notable rooms of the accommodation include the magnificent open plan kitchen/sitting room which was formerly a school room and features exceptionally high vaulted ceilings and large windows bringing in ample natural light. The substantial accommodation spans over three floors and offers versatility with potentially as many as six bedrooms if required. The top floor principal bedroom showcases exposed beams and benefits from an en-suite shower room with twin basins. The ground floor has provided an excellent retail presence comprising five show rooms. The front show rooms within number 42 display beautiful panelling whilst the show rooms towards the rear of number 40 mirror the generously proportioned school room above.

Externally, there is a large enclosed rear courtyard garden which enjoys a west-facing aspect and has been landscaped for easy maintenance with patio. Off the garden there is a range of useful outbuildings ideal for storage needs or scope for conversion subject to planning.



### 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, library 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, shooting and hunting.

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 heating, drainage and water.

### Directions

The property is located at the town centre on Long Street. From the Market Place head north towards Cirencester on Long Street and locate the property on the left before the road bends. Sat nav postcode GL8 8AQ

### Local Authority

Cotswold District Council



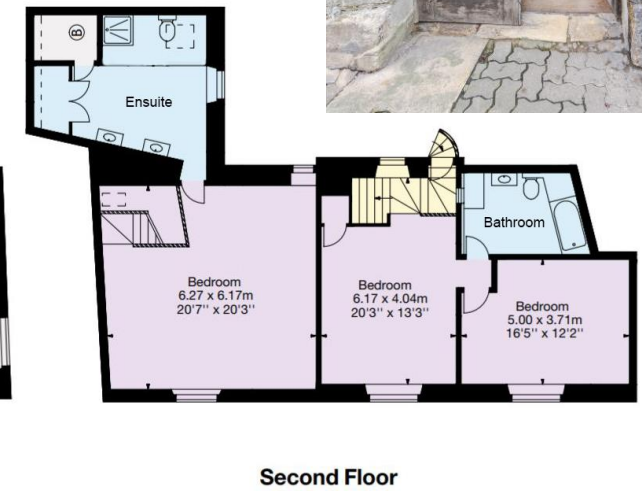
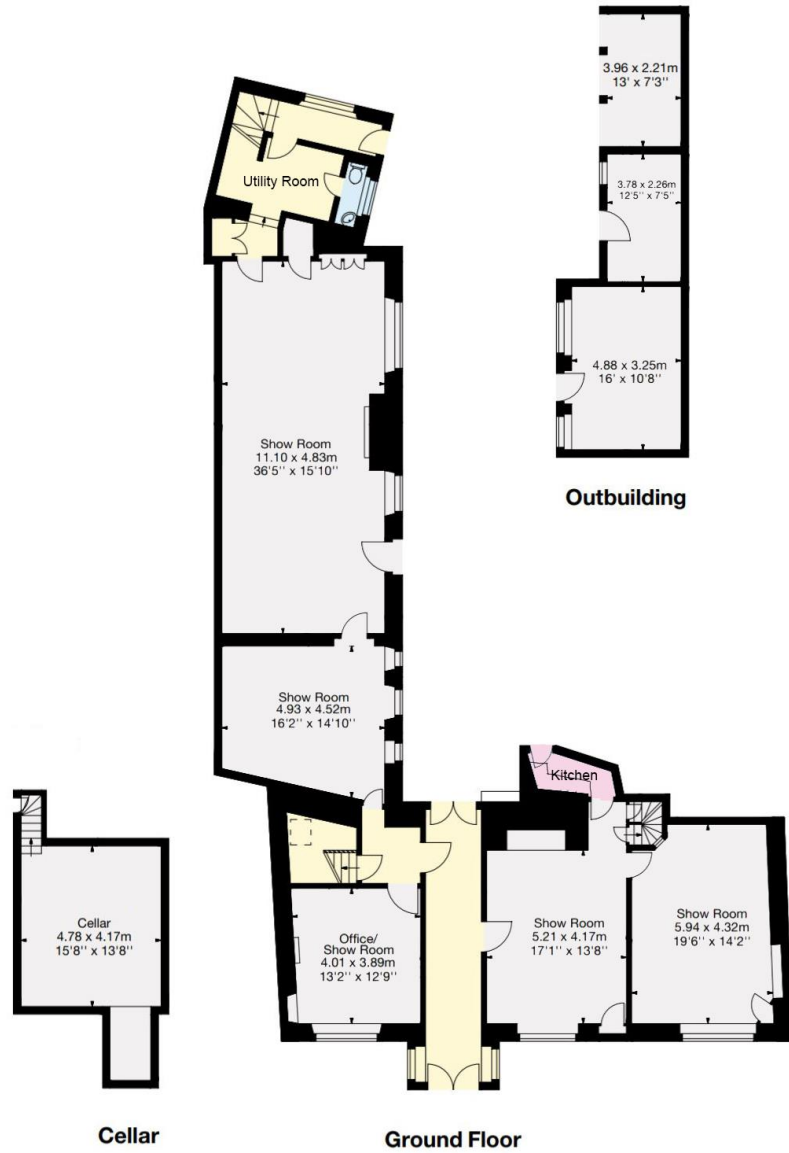






Approximate Gross Internal Floor Area  
 5736 Sq Ft - 533 Sq M (Including Cellar)  
 Outbuilding: 366 Sq Ft - 34 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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