



Marlborough House High Street, Lechlade, Gloucestershire, GL7

Offers Over £400,000

- Period cottage with flat and a shop frontage
- Three bedrooms
- No onward chain
- Will require updating
- RETAIL AREA
- Council will consider permission to make fully residential
- 28'8" sitting/dining room
- SEPARATE FLAT

Marlborough House High Street, Lechlade, Gloucestershire, GL7 3AD

A period cottage with an attached apartment and a High Street shop front situated close to the Market Place of the popular Cotswold market town of Lechlade on Thames. Until recently, the retail area was used as a tea room/cafe. The main building offers a sitting room, sun room, cloakroom, kitchen and a utility room to the ground floor. On the first floor, the master bedroom has an en suite shower room and there are two connecting bedrooms. An attic bedroom completes the accommodation. The apartment offers a shower room, sitting room/kitchen and a bedroom. There are small gardens and parking outside. Work required.

Joint sole agent: Moore Allen & Innocent, Lechlade

EPC Rating- E

Council Tax Band- C. Retail area rated separately.

Heating type – Gas



Council Tax Band: C



RETAIL AREA

The most recent use was as a cafe but it has been used before as a party shop, a restaurant, a tea room, antique shop and hairdresser. When used as a restaurant, the reception room behind was part of the main seating area with the kitchen and prep room further back. Please note the floorplan.

RETAIL AREA

23'11" x 12'11"

Glazed panelled entrance door. Windows to front. Red brick and stone fireplace with Hunter woodburner. Exposed stonework. Tiled flooring. There is a hallway behind and a cloakroom. A doorway to the accommodation behind has been boarded up.

MAIN ACCOMMODATION

SITTING/DINING ROOM

28'8" x 11'5"

Exposed stonework and timbers. Fireplace. Doors to side. Two radiators.

sun room

An L shaped area with windows overlooking the courtyard. Built in cupboard. Radiator.

CLOAKROOM

Suite comprising of a low level WC and wash basin.

KITCHEN

16'7" x 11'8"

Stable door and window to side. Paved flooring. Belfast sink. Range of fitted units. Gas cooker point. Extractor fan. Exposed timbers and stonework.

UTILITY ROOM

6'3" x 4'2"

Paved flooring. Two deep stainless steel sinks with a single drainer. Space and plumbing for a washing machine.

LANDING

Doors to rooms. Door and staircase to the attic bedroom.

BEDROOM ONE

24'2" x 12'11"

Two windows to front with window seats. Two radiators. Stone fireplace with cast iron grate. Second stone fireplace with a woodburner. Recess cupboards.

EN SUITE SHOWER ROOM

8'4" x 6'2"

Skylight window to rear. Fully tiled walls and flooring. Suite comprising of a shower cubicle, low level WC and pedestal wash basin. Radiator. Shaving point.

BATHROOM

8'9" x 6'1"

Window to rear. Suite comprising of a roll top bath with mixer tap shower, pedestal wash basin and low level WC. Exposed timbers and stonework. Radiator.

DRESSING ROOM

12'4" x 10'8"

Window to side. Radiator. Fitted wardrobe. Door to bedroom three.

BEDROOM THREE

11'11" x 9'10"

Window to side. Exposed timbers and stonework. Cupboard housing the boiler for domestic hot water and central heating.

ATTIC BEDROOM

24'6" x 13'0"

RESTRICTED HEAD HEIGHT. Staircase from the landing. Window to rear. Eaves storage. Exposed timbers and stonework.

THE FLAT

This part of the building is currently used as a flat but could easily be used for an annexe or as rental income. It would also provide a good home working facility.

HALL

Entrance door. Staircase to first floor.

SHOWER ROOM

7'2" x 5'10"

Window to side. Suite comprising of a low level WC, wash basin and shower.

SITTING ROOM/KITCHEN

16'5" x 10'7"

Window to side. Enamel sink unit with cupboard below. Further fitted units.

BEDROOM

12'11" x 12'6"

RESTRICTED HEAD HEIGHT IN DOORWAY. Exposed timbers and stonework. Cupboard housing the consumer board.

OUTSIDE

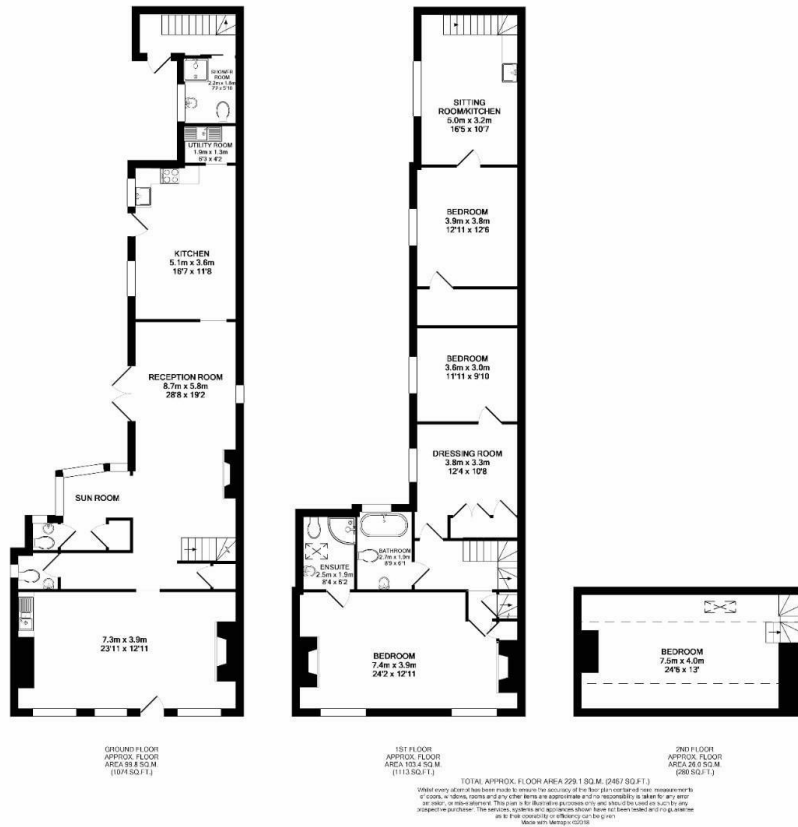
A driveway leads in from the High Street and this must not be obstructed. There is parking for one small car. Small courtyard garden enclosed by a Cotswold stone wall.

AGENTS' NOTE

We have a letter on file from Cotswold District Council stating that they would consider an application to convert the current retail area to residential. (dated 20th February 2024)

LECHLADE ON THAMES

Lechlade-on-Thames, is a market town at the southern edge of the Cotswolds in Gloucestershire. It is the highest point at which the River Thames is navigable. The town is a popular venue for tourism and river-based activities. There are several pubs, some antique shops, a convenience store, food outlets, a garden centre and a good range of further shops. The 15th century Church of England parish church of Saint Lawrence overlooks the Market Place. The main roads through the town can be busy at peak times as the town is at the crossroads of the A417 and A361. Where the A361 enters the town from the south it crosses the River Thames on Halfpenny Bridge. Another tributary of the Thames, the River Coln, joins the Thames at the Inglesham Round House.



Directions

From the Market Place, proceed towards Fairford. The property will be found on the left.

Viewings

Viewings by arrangement only. Call 01367 250011 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	