

Room Sizes

Coffee Shop Area

16'6" x 16'5"

Hallway

25'8" x 8'8"

8'5" x 4'

Coffee Shop Area

12' x 8'2"

Coffee Shop Area

13' x 9'6"

Commercial Kitchen

16'1" x 9'6"

Washroom

8'5" x 3'

WC

5'3" x 3'11"

WC

5'3" x 3'11"

Utility

9'1" x 7'1"

First Floor Landing

Sitting Room

15'6" x 14'9"

Kitchen

13'8" x 10'2"

Dining Room/Bedroom Three

15'3" x 11'10"

Bathroom

17'9" x 8'6"

Second Floor Landings

Bedroom One

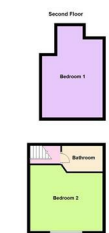
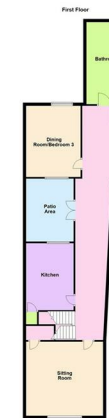
21'4" x 12'8"

Bedroom Two

15'5" x 12'6"

Bathroom

7'6" x 5'7"



Church Street, Tetbury GL8 8JG
£595,000

FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.

Call us on 0116 2772277 for free advice.

OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

The Story Begins

- Exquisite Grade II Listed Cotswold Stone Residence
- Coffee Shop, Commercial Kitchen, Utility & Freezer
- Offered For Sale With No Upward Chain
- Two Story Living Accommodation Boasting Original Features & Character
- Three Well Proportioned Bedrooms
- Sitting Room & Fitted Kitchen
- Bathroom & Shower Room
- Beautiful Court Yard & Patio Area
- For More Information Please Call Us On 0116 2772277
- Council Tax Band - B - Freehold

Location Is Everything

Tetbury is well known for its royal houses, The Duchy of Cornwall owns Highgrove House, a home and garden beautifully transformed by His Majesty King Charles III and Gatcombe Park the home of The Princess Royal both of which are close by. Tetbury boasts an exciting range of shops including specialist boutiques, city standard delicatessens, the Highgrove Shop, two supermarkets and many fine antique shops. The town has an excellent variety of hotels, restaurants, cafes and brasseries offering a mouth-watering range of cuisine. There is an excellent range of schools and easy access to motorways.



Inside Story

LIFE CHANGING OPPORTUNITY - own your own coffee shop - Introducing an exquisite Grade II listed Cotswold Stone residence. This remarkable property holds exceptional potential, boasting a coffee shop below and a family living space above. Are you yearning for a new adventure an opportunity to own your business nestled in the enchanting heart of a Cotswold town.

Upon entering, you are greeted by the coffee shop which spans across the ground floor. The front section houses one of two staircases leading to the upper floor living, the spacious main area offers seating and features a designated station for hot beverage preparation, there is a fitted industrial kitchen, an office, toilets, and a delightful courtyard.

To the first floor, timeless charm, and character with the versatile accommodation on offer, boasting an abundance of space and captivating features that tell tales of history. In need of some modernising the sitting room offers a delightful vantage point, showcasing picturesque views of the town. Adjacent to it, a dining room, capable of being transformed into a third bedroom to perfectly complement the two additional bedrooms accessed by separate staircases. Further enhancing the space of this property is office space, a kitchen diner, and a bathroom adorned with a four-piece suite with a dedicated area equipped with plumbing for your washing machine and dryer. Step outside, and be enchanted by the charming courtyard garden, a haven inviting you to indulge in the pleasure of serving delightful teas and coffees, seamlessly blending your own business aspirations with the tranquil ambiance.*Disclaimer - Section 21 the seller of this home has a connection to nest Estate Agents*

