

hunter
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Tudor House, 13 Market Street, Wotton-under-Edge, Gloucestershire, GL12 7AE

An outstanding Grade II* listed townhouse believed to be one of the oldest houses in the heart of this historic and sought after market town. Finished to an exemplary specification throughout, this property seamlessly blends historic features with a sympathetic finish.

Tudor House, 13 Market Street is believed to date back to the late 16th Century and has been a cherished family home by many families over the decades. In this time the house has been renovated and maintained with great care. The colour palette used throughout the house really showcases the wealth of original features, including elm floorboards, exposed beams and stonework, multiple pane sash windows and wooden and stone turned staircases. The accommodation is spread across four floors and reaches just shy of 3098sq.ft (approx.).

A charming wooden front door opens into the entrance corridor in the medieval part of the building which leads to the main part of the house and a lobby area ahead of the central turned staircase. To one side is the inviting open plan kitchen/dining room which sits to the front of the property with two sash windows and the original front door to one corner of the room. A 'secret' walk through cupboard between the kitchen and the entrance corridor houses the electricity meters and fuse boxes. A charming fireplace with a wood burner inset graces one side of the room. The kitchen has an excellent range of base and floor cabinets with space for a range cooker and a fridge freezer, along with an integrated dishwasher. Just off the kitchen is a utility area where there is space and plumbing for a washing machine and tumble dryer and where the Gledhill unvented water cylinder is housed. The impressive sitting room sits at the rear of the property in the Georgian part of the house. The room boasts a double aspect, and both windows have the original shutters and an open fireplace with a door either side of the room allowing it to be accessed from both the kitchen or inner hallway.

A series of stone steps lead down to two connecting cellars with full damp proof membranes under a mix of concrete and tiled floors. A further turned staircase rises to the first floor to a charming open landing area with a fireplace where a seating area has been created. Off the landing area there is a double bedroom to the front of the property with a dressing area and en-suite which has a WC, wash hand basin and plumbing in place for a shower to be installed. Returning across the landing there is a double aspect room which could be used as a further reception room or bedroom. This room really does showcase the exceptional period features of the house with the elm floor boards, another fireplace with wood burner inset, and to either side of the fireplace are original cupboards; one for storing wigs and the other salt! Outstanding views from one side of the room look across the town to Wotton Hill. The study/storeroom is the oldest room in the property with the original windows dating back to 16th/17th Century. The family bathroom is finished with tongue and groove panelling and comprises a bath, wash hand basin inset within a vanity unit, bidet and WC.



A further turned staircase rises to the top floor with a curved landing rail onto a further open landing area. A further series of stairs gradually rise to the master bedroom which is an elegant space with a vaulted ceiling and exposed beams and exposed stonework to one wall. A further double bedroom is situated on this floor with a feature fireplace to one corner. The window to the front of the room has original bottle glass featured in the windowpanes. A shower room situated between both bedrooms completes the accommodation.

An outhouse reached from the inner hallway, ideal for storing boots and gardening items leads out into the enclosed garden. The charming rear garden is predominantly laid to lawn with a raised paved terrace at the far that has a vine covered pagoda and there is also a mature wisteria that climbs the rear elevation of the house.

We understand the property is connected to mains electricity water and drainage. Council tax band E (Cotswold District Council). The property is freehold.

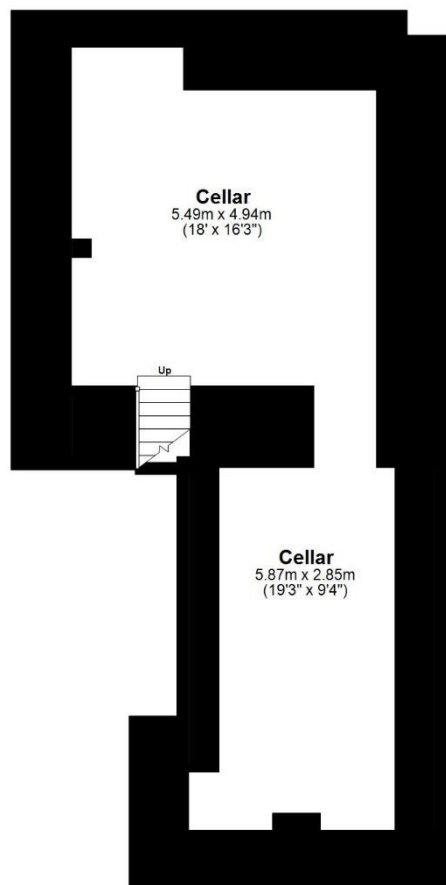
EPC – Exempt (Grade II* Listed)

Guide Price £750,000



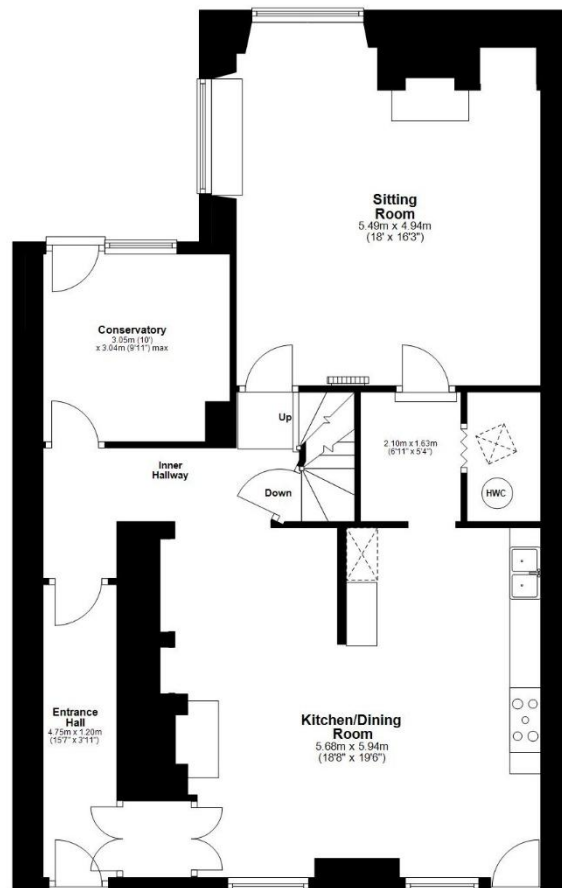
Cellar

Approx. 44.5 sq. metres (478.6 sq. feet)



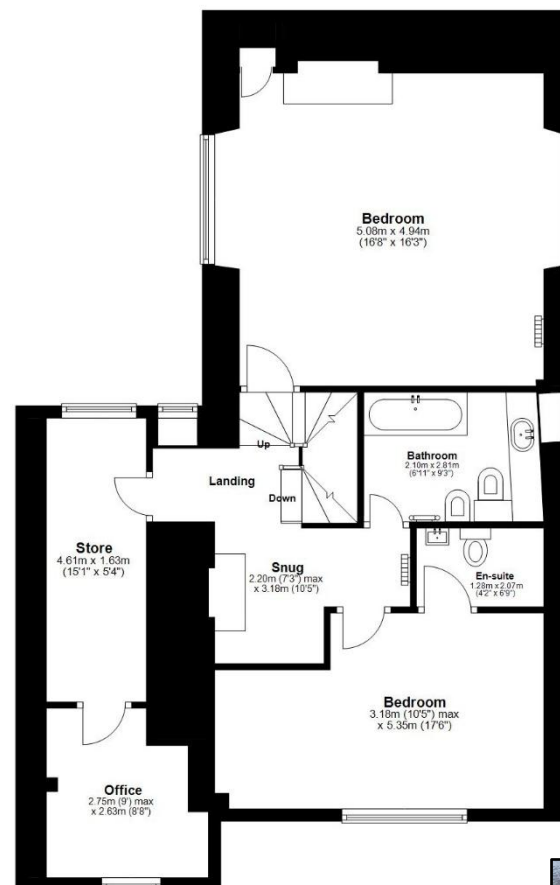
Ground Floor

Approx. 99.5 sq. metres (1070.6 sq. feet)



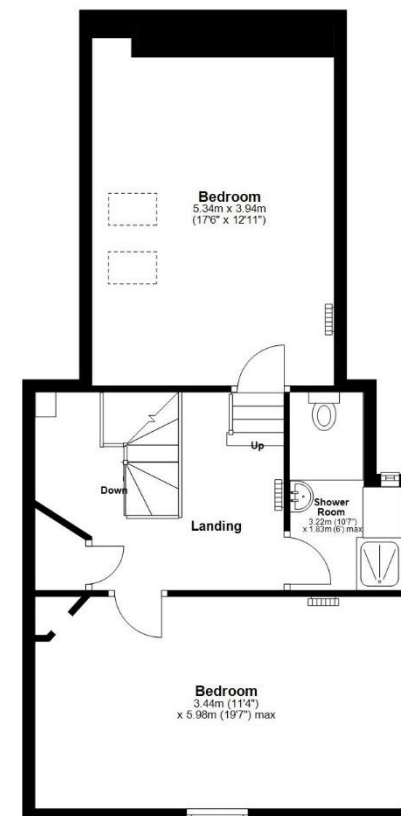
First Floor

Approx. 82.8 sq. metres (891.2 sq. feet)



Second Floor

Approx. 61.0 sq. metres (657.1 sq. feet)



Total area: approx. 287.8 sq. metres (3097.5 sq. feet)



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