



The Old Forge, Hampton Street, Tetbury, Gloucestershire, GL8 8LX

Offers in excess of £200,000

‘A characterful former blacksmith forge with planning permission to convert into a 2-bedroom barn conversion’

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Description

The Old Forge is a detached former farriers and blacksmith forge, a period single storey barn which has been used by the owner as a workshop for many years. A traditional barn, the building has a lot character with exposed A-frame beams and is mainly built with natural Cotswold stone with a more modern construction to the side.

Planning permission was granted by Cotswold District Council under reference 25/02003/FUL in September 2025 to convert the forge for residential use creating a large two-bedroom barn conversion comprising single storey accommodation extending to around 1,129 sq.ft with gardens to the front and rear, plus private off-street parking.

Situation

The Old Forge is positioned towards the edge of Tetbury, approximately a 10-minute walk from the town centre. 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 and post office whilst there are also excellent schools catering for all ages. 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. 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 King Charles Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

Additional Information

The property is Freehold with electricity connected and water has been previously connected. All other services will need to be sought from the relevant authorities. The property is located within the Cotswold Area of Outstanding Natural Beauty.

Directions

From Tetbury town centre, follow Long Street north and take the left hand turn on the bend signposted to Avening onto Hampton Street. Follow the road towards the edge of town and locate the property on the left opposite the turning to Longtree Close.
Postcode GL8 8LX
What3words: ///digits.expect.curls

