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Flat 2, Talbot Apartments, Market Place, Tetbury, GL8 8DD

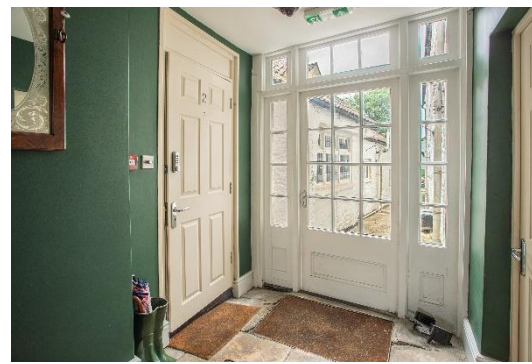
Situated in the very heart of Tetbury, a generously proportioned and truly unique ground floor apartment within Talbot Apartments a Grade II Listed Pub with off-street parking and communal gardens.

Offering a flexible and characterful layout extending to approximately 2,155 sq ft, this unique home is steeped in history, having once served as a coaching inn. A wealth of original features remain, including the original barrel run that was once used for deliveries.

The communal entrance is particularly striking, featuring original flagstone flooring and what would historically have been the carriageway. The front door opens into a reception room currently used as a living room, where a stone-surround fireplace with a working log burner forms an attractive focal point. Original floorboards, large windows overlooking the courtyard, and bold red walls create a dramatic yet welcoming atmosphere. Spotlights with dimmer controls and smart plugs add modern convenience and energy efficiency. The current owners have cleverly utilised a mezzanine space above into a useful additional area. Filled with natural light from two Velux windows, the space features a glass and timber balustrade, dark grey carpeting and dimmable spotlights. Planning permission has been granted for the installation of a permanent staircase if desired; access is currently via a folding wooden ladder.

A couple of steps lead down into the adjacent kitchen, fitted with a shaker-style range of units. Decorative glazed cabinetry surrounds the oven, complemented by solid wood worktops, a white ceramic sink and half with drainer and cream tiled splashbacks. Integrated appliances include a four-ring gas hob, Neff Slide & Hide oven, stainless-steel extractor hood, and two under-counter fridges, one incorporating a small freezer compartment. The kitchen flows into a highly versatile room, currently arranged as a dining area with ample space for a large dining table and additional seating. Features include dimmable spotlights, large-format dark floor tiles, a column radiator and a door providing access to the side of the property, parking area and gardens beyond. With existing plumbing, this room could also function as a utility room, additional bedroom, or, subject to the necessary consents, form part of an extended kitchen layout.

The family bathroom is accessed from this room and comprises a traditional freestanding wash basin, separate WC, bath with rainfall shower over, cream wall tiling with decorative mosaic detailing, tongue-and-groove bath panelling, cream floor tiles and a column radiator.



The principal bedroom is also located on this level and features a striking landscape mural behind the bed, complemented by dark blue walls, exposed beams and cream carpeting. There is ample space for bedroom furniture, together with a Velux window and side-facing windows. Behind the mural lies an original Cotswold stone wall, which could potentially be exposed to create a stunning feature.

Returning to the centre of the property, a second reception room is located to the left. Rich in character, it features original floorboards, windows overlooking Tetbury High Street and a substantial stone opening that may once have housed a fireplace. Decorative mural wallpaper adds further interest. This room was previously used as a bedroom and retains access to an ensuite shower room. The ensuite shower room comprises an enclosed rainfall shower with burgundy tiled surrounds, traditional freestanding wash basin, separate WC and cream tiled flooring.

Stairs descend to an additional bedroom, showcasing built in wardrobe, original timber floorboards, exposed low beams and the property’s original barrel run feature. A stable door leads to a second bathroom fitted with a bath and handheld shower attachment, chrome column radiator, WC with floating wash basin and teal ceramic wall tiles.

The basement extends beyond and has planning permission for the installation of a door and panelling at the base of the stairs to separate it from the upper accommodation, creating a self-contained space if required. The cellar continues into a further room with low ceilings, exposed beams and wood-effect laminate flooring, offering excellent storage or potential for a variety of uses.

The property is connected to gas, electricity, water and drainage. Council tax band C (Cotswold District Council). The property is leasehold with a monthly payment of £242.16 with roughly 950 years remaining on the lease.

EPC Rating - D (67).

The nearby town of Tetbury is renowned for its historic charm and royal connections, notably Highgrove House, the country residence of King Charles III. The town offers an excellent selection of independent shops, cafés, pubs, and restaurants, alongside everyday amenities and well-regarded schools.

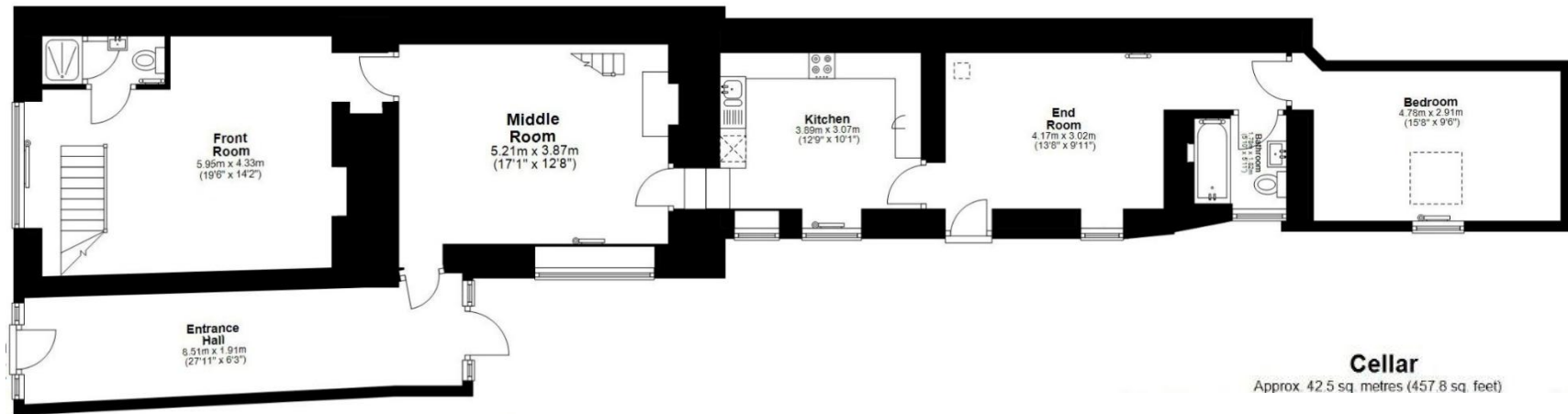
For commuters, Kemble Station—approximately seven miles away—provides direct rail services to London Paddington, while the M4 and M5 motorways offer convenient access to Bath, Bristol, and beyond.

Offers in Excess of £475,000



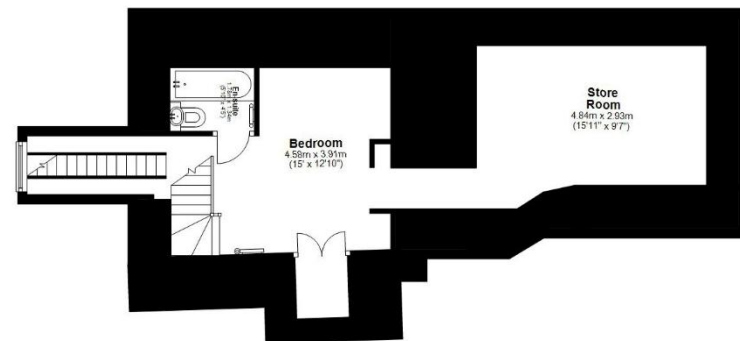
Ground Floor

Approx. 127.2 sq. metres (1369.6 sq. feet)



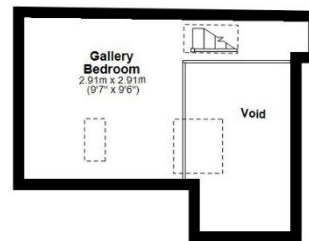
Cellar

Approx. 42.5 sq. metres (457.8 sq. feet)



First Floor

Approx. 16.3 sq. metres (175.5 sq. feet)



Total area: approx. 186.1 sq. metres (2002.8 sq. feet)



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