

hunter
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Carlton House, 4 Long Street, Wotton-under-Edge, Gloucestershire GL12 7EP

An outstanding, landmark period home situated in the heart of Wotton-under-Edge's vibrant and community focused town centre, with the rare addition of off-street parking and grounds offering great potential.

This magnificent Grade II listed property is steeped in history and is understood to date back to the late 17th Century. Over the centuries the house has undergone several alterations and has been used for multiple uses. Most notably during the second world war to accommodate army officers and there were two barracks built in the grounds to house American soldiers in preparation for the D-Day landings. The house has been returned to a private residence since the 1980's, and with its elegant proportions offers generous accommodation set across three floors, plus an independent annexe and cellar.



Entering via the central front door leads into an entrance vestibule and subsequent hallway that sits between the two principal reception rooms. The hallway houses the most impressive Jacobean staircase that reaches the height of all three floors, featuring original hand-turned spindles. At the far end of the hall French doors lead out to the courtyard garden. To the left of the hallway is the elegant drawing room that enjoys a dual aspect with two tall sash windows to both the front and rear. The room also highlights original wooden Georgian alcoves to either side of the fireplace, which is fitted with a wood burner, and exposed floorboards run throughout the room. Although a grand room in style, this space still offers a comfortable and relaxing room for modern day living. Across the hallway is the dining room, again with eye-catching features, most notably the fireplace with an original timber mantel and another wood-burner. A solid oak floor flows throughout the room and there are two sash windows to the front elevation. Set beyond the dining room is an inner hallway with access to the kitchen, downstairs cloakroom and a door to the cellar. The cloakroom also has space and plumbing for a washing machine and tumble dryer to be stacked, doubling up as a utility area. The 'L' shaped kitchen and breakfast room completes the ground floor of the main house and is a friendly and sociable family room with a fitted Shaker style kitchen and area for a generous family table. There is an attractive focal fireplace to one side housing an original oven. The kitchen has a Belfast sink, space for a range cooker and plumbing for a dishwasher. A flagstone floor runs throughout the room and there are further French doors out to the courtyard and a useful cupboard that is utilised as a pantry.



Rising to the first floor are three of the six bedrooms the property offers, and all three enjoy en-suite bathrooms. The principal bedroom enjoys the same dual aspect as the drawing room, and from this level there are outstanding views of the tree lined hills that surround the town. Spectacular exposed floorboards run throughout the room, and there are fitted wardrobes to one side. The smaller of the three bedrooms has been arranged as a dressing room by the current owner.



The second floor offers the remaining three bedrooms, again all of which are doubles and two have accompanying en-suite's. The final bedroom is served by the adjacent family bathroom.

Adjoined to the rear of the main house is an independent one-bedroom cottage. This offers great potential for use as an 'Airbnb' or for a dependent relative. The ground floor has an open-plan living room and kitchen with a feature inglenook fireplace with an original beam mantel. There is also the remains of a very rare example of a 'dog-wheel' that would have been used by a turnspit dog to rotate meat for cooking. On the first floor of the cottage is a double bedroom and accompanying shower room.

Externally there is a private, courtyard accessed directly from the main house. This is a fantastic entertaining space due to its southerly facing orientation, and its enclosed setup makes it great for families. Beyond the courtyard is a generous driveway that will comfortably park several vehicles, and an original army barracks which has been used as a garage and workshop in its more recent life. Beyond the barracks is a further outside space which has been gravelled, but if required could be turned into a further garden area.

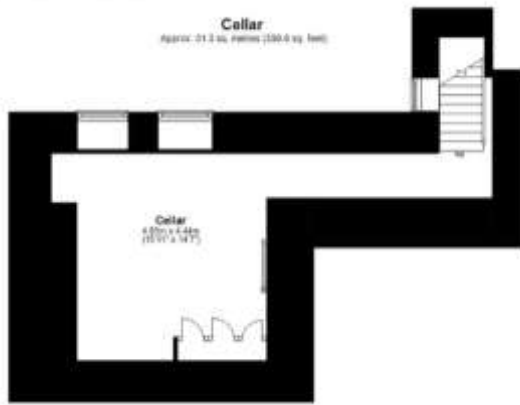
The property is connected to all mains services: gas, electricity, water and drainage. Council tax band D (Stroud District Council). The property is freehold and Grade II listed.

EPC – Exempt (Grade II Listed).

Guide Price £1,100,000



Cellar
approx. 31.3 sq. metres (336.0 sq. feet)



Main area: Approx. 326.2 sq. metres (3510.7 sq. feet)

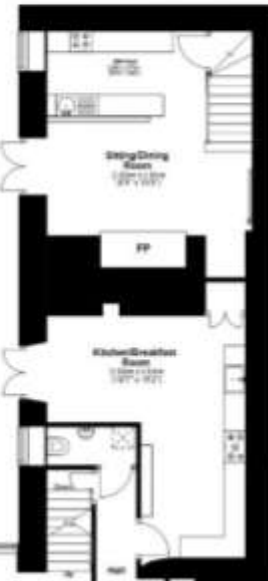
Plus garages, approx. 54.5 sq. metres (586.1 sq. feet)

Plus annex, approx. 52.7 sq. metres (566.8 sq. feet)



Garage
11.02m x 4.93m
(567 x 162')

Ground Floor
Main area approx. 161.7 sq. metres (1735.2 sq. feet)
Garage approx. 54.5 sq. metres (586.1 sq. feet)
Annex approx. 52.7 sq. metres (566.8 sq. feet)



Living/Dining Room
12.0m x 15.0m

Kitchen/Diner
10.0m x 10.0m

Living Room
12.0m x 15.0m

Dining Room
10.0m x 10.0m



First Floor
Main area approx. 157.7 sq. metres (1700.0 sq. feet)
Annex approx. 52.7 sq. metres (566.8 sq. feet)

Bedroom
12.0m x 15.0m

Bedroom
10.0m x 10.0m

Bedroom
12.0m x 15.0m

Bedroom
10.0m x 10.0m



Second Floor
approx. 83.8 sq. metres (900.0 sq. feet)

Bedroom
12.0m x 15.0m

Bedroom
10.0m x 10.0m

Bedroom
10.0m x 10.0m