

GUIDE PRICE

£350,000

North Street

Winchcombe GL54 5PS

THE PROPERTY

An exceptional turnkey opportunity to acquire a superbly presented, three-bedroom town house in the heart of Winchcombe. Currently operating as a highly successful holiday let, the property is offered for sale as a going concern with established bookings in place, making it an ideal purchase for investors seeking an immediate income stream.

Spanning nearly 1,000 sq ft across three floors, this characterful home boasts high ceilings and excellent natural light throughout. The ground floor features a charming sitting room with a bay window, a separate dining room with fireplace, and a fitted kitchen with glazed doors leading to a small, low-maintenance paved garden.

On the first floor is a spacious double bedroom and a full family bathroom featuring both a bath and a separate shower cubicle. The second floor accommodates two further bright bedrooms.

Located moments from Winchcombe's boutique shops, eateries, and scenic Cotswold trails, this property represents a prime, high-demand investment asset.

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ADDITIONAL INFORMATION

Mains gas, drainage, water and electricity are connected. Gas central heating and hot water via boiler.

Broadband connection and Mobile coverage: Fibre to the property broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk

The property is currently managed as an active holiday let. While available as a going concern, buyers requiring vacant possession should note that a 6-month notice period applies under the existing management agreement.

The property is within an Article 4 Direction zone of the conservation area, meaning planning permission is required for certain external alterations.

There is a pedestrian right of way for the neighbour in the rear garden.

Adams Estate Agents may receive a referral fee if you choose to use our recommended property service providers. Full written details are provided before you appoint any service.

SITUATION

Winchcombe is an ancient Saxon town, beautifully situated on the famous Cotswold Way, just 7 miles north-east of Cheltenham. This location offers excellent connectivity (approx. 2hrs to London Paddington by train from Cheltenham), with Broadway 8 miles and Gloucester 16 miles away.

Nestled within the Cotswolds National Landscape (formerly the AONB), the town features many listed properties. The thriving community provides an excellent range of amenities, including independent shops, supermarkets, pubs, restaurants, doctors/dental surgeries, and a library, plus a primary and a secondary school.

A stone's throw from the town centre lies the magnificent Sudeley Castle, a historic Tudor jewel and the final resting place of Queen Katherine Parr. Residents and visitors alike enjoy a year-round calendar of prestigious events ranging from the magical 'Spectacle of Light' in winter to summer outdoor theatre and artisan festivals.

The town's cultural and recreational life is further enhanced by the Isbourne Arts Centre, a vibrant venue for music, drama, and community events; and the Winchcombe Park, which offers a Multi-Use Games Area (MUGA), a skate park, an outdoor gym, and picnic areas, strengthening the local community spirit.


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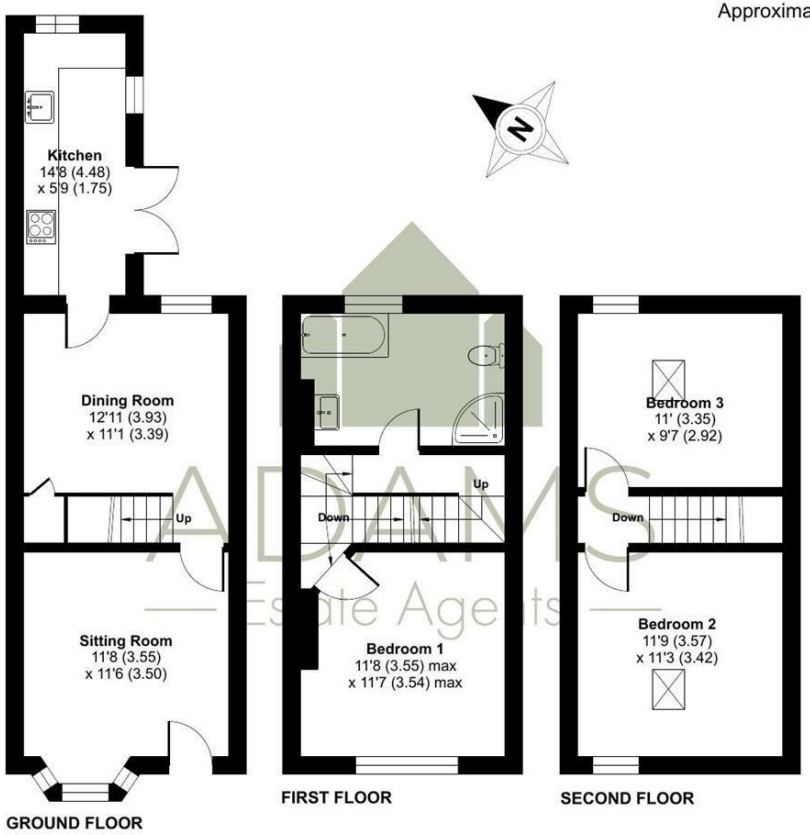




North Street, Winchcombe, Cheltenham, GL54

Approximate Area = 966 sq ft / 89.7 sq m

For identification only - Not to scale



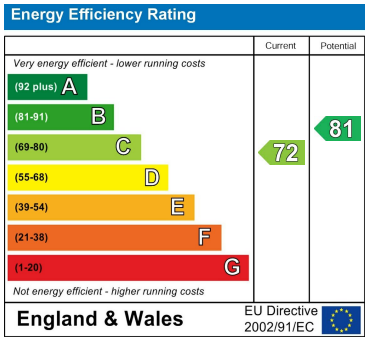
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Adams Estate Agents Limited. REF: 1537754

TENURE
Freehold

LOCAL AUTHORITY
Tewkesbury Borough Council

COUNCIL TAX BAND
Exempt

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

ADAMS
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OFFICE ADDRESS
Hereford House, 20 North Street, Winchcombe, Cheltenham, Gloucestershire, GL54 5PS

OFFICE DETAILS
01242 603601
sales@adamsestateagents.com
www.adamsestateagents.com