



ROSS BURBIDGE

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# Manor House, Tewkesbury Road, Twigworth, Gloucester, GL2

£575,000

4 2 3





Please quote: RB1393- Ross Burbidge. This is the equivalent of a chocolate box property! Currently used for a thriving Airbnb business and the annex is also rented out for £9000 per annum.

Step inside this grade two listed charming period home and you're welcomed by a characterful hallway complete with its own fireplace and stove, setting the tone for the cottage warmth that flows throughout. The travertine-tiled shower room adds a touch of quality, while the dining room offers exposed beams, parquet flooring and another attractive fireplace, creating an inviting space for entertaining. The lounge continues the theme with exposed beams, wooden panelling and a feature fireplace, providing a warm and atmospheric setting to relax.

The fitted kitchen includes built-in appliances and opens into a bright breakfast room, again enhanced by exposed beams. Upstairs, there are three generous double bedrooms and a further single bedroom, all rich in character, along with a family bathroom featuring a classic white suite.

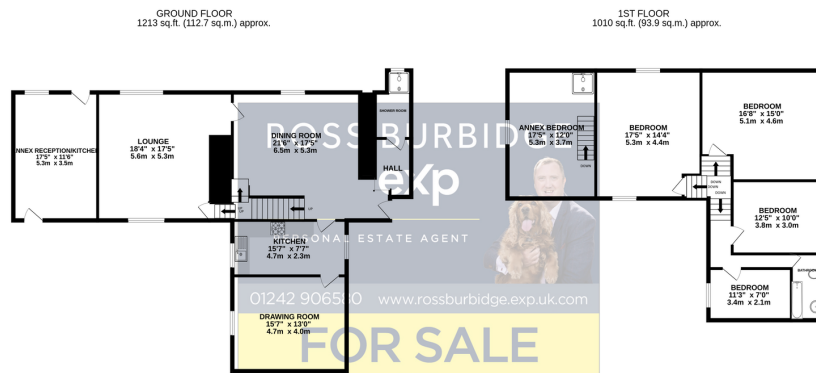
The separate annexe offers excellent versatility, comprising an open-plan living space and its own en-suite bedroom. This is ideal for guests, multigenerational living or potential income.

Outside, the property enjoys delightful, well-planted gardens, a raised patio perfect for outdoor dining, and a gravelled driveway leading up to the double garage.

Situated in historic Gloucester, the home benefits from its proximity to the cathedral, renowned both for its architecture and its appearances in the Harry Potter films. The city also offers attractions such as the Tailor of Gloucester House, while Gloucester railway station provides regular services to London Paddington, Bristol, Cardiff, Nottingham and Birmingham.

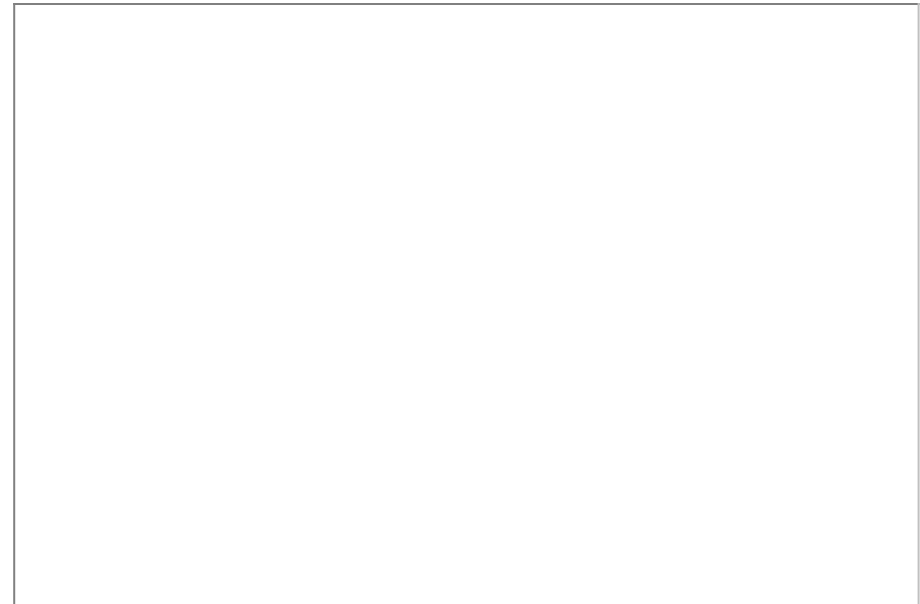
Agents Note - The vendor informs us that the property has flooded on two occasions. Remedial works have been conducted but please make your own investigations.





TOTAL FLOOR AREA: 2433sq.ft. (226.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Three/Four Bedroom Cottage • Please quote: RB1393- Ross Burbidge
- Close to local town centres of Gloucester and Tewkesbury
- Rich in character
- Three Reception Rooms
- Lovely Gardens
- Step inside this grade two listed charming period home
- Separate annex £9000 per year
- No onward chain
- Pool room



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