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WOTTON PET SHOP

3 High Street

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5 High Street, Wotton-under-Edge, Gloucestershire GL12 7DE

A charming Grade II listed, town centre property offering a versatile combination of retail and living space in a prime commercial setting.

5 High Street is an attractive double fronted property that is believed to date back to around 1670 when it was formerly the Lord Berkeley Inn. The property has been both a successful business and family home to the current owners for the last 26 years, and to a previous generation for some 20 years prior to this. The accommodation reaches approximately 1897sq.ft and is set across three floors, including a cellar. The business can be offered as a going concern, subject to a separate negotiation.

The property is entered through the central front door into the commercial space which offers a well-proportioned and versatile layout. Access to the cellar is via a trap door from here. At the far end a door leads into the utility area which is the connection between the commercial and residential areas. This has a sink and space and plumbing for a washing machine and tumble dryer along with plenty of space to hang coats. Adjacent to the utility area is a handy W.C, and a door at the far end of the utility area leads out to the rear garden. The welcoming kitchen has a stylish and timeless range of base and wall cabinets with granite effect worktops, whilst integrated appliances comprise a double oven, electric hob, dishwasher, fridge, freezer and waste disposal unit. There is space for a breakfast table and patio doors open out to the garden. The double aspect sitting room is an inviting room full of character with an exposed beamed ceiling and exposed stone walls. A fireplace makes a charming focal point to the room. The second reception room is used as a dining room and from here a turned staircase rises to the first floor.

On the first floor there are three double bedrooms and the family bathroom which has a white suite comprising a bath with a shower over, wash hand basin and WC. The bedrooms all feature character in their own unique way.

A door from the first-floor landing opens onto a second staircase rising to the second floor where there is an attic currently being used a storage area. This space, with the right planning and permissions being sought, offers great potential to be turned into further bedrooms if an owner required.

We are advised that the property is connected to all mains services; gas, electricity, water and drainage. Council tax band B (Stroud District Council).



Externally there is a courtyard area immediately to the rear which leads to a series of steps rising to a pretty, walled cottage garden that enjoys a great level of privacy considering its town centre location. The garden is laid to a flagstone patio and surrounded by raised, planted beds. There is the benefit of an outbuilding providing useful storage space.

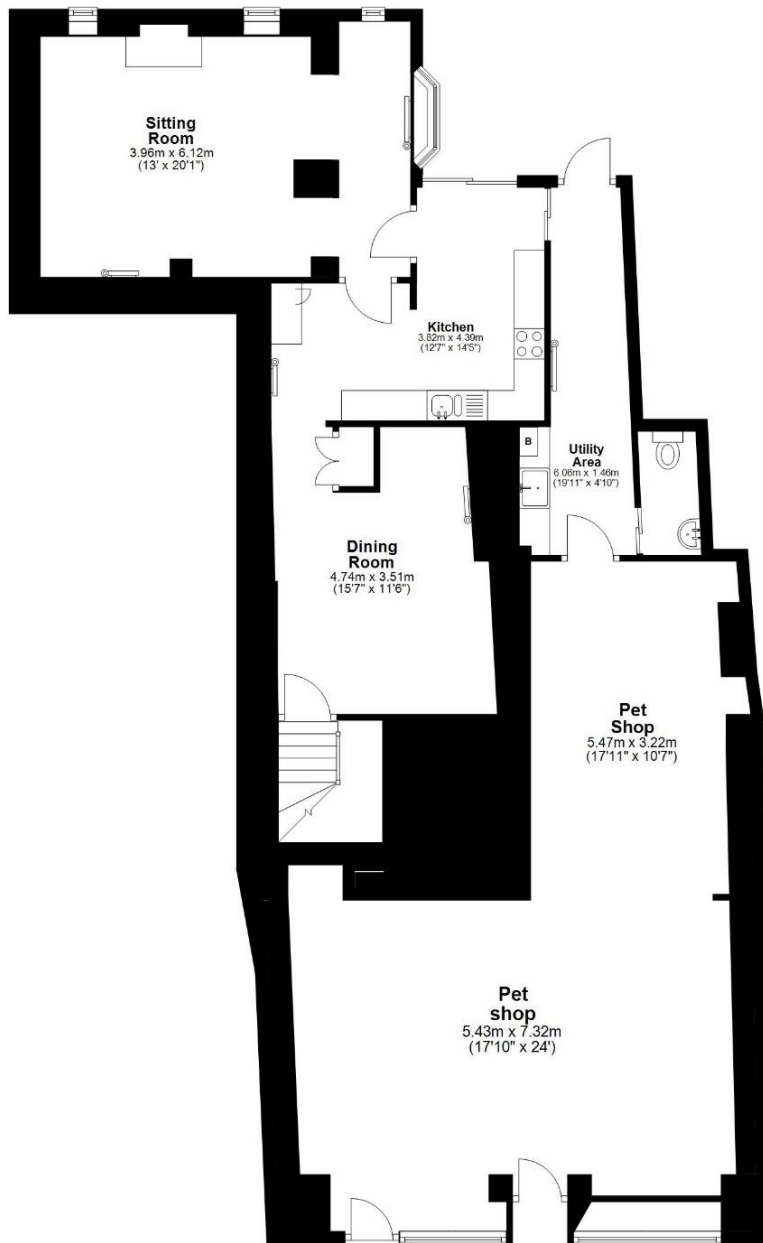
The town of Wotton-under-Edge offers a wide range of amenities, including independent retailers and supermarkets. The town also offers primary schools, the highly regarded Katharine Lady Berkeley secondary school, doctors and dentists' surgeries, an independent cinema, along with leisure facilities. There are numerous walks and cycling opportunities from the doorstep and the Cotswold Way can be enjoyed from here. Wotton-under-Edge is situated close to the M5 motorway (Junction 14) and the A38, which gives easy access throughout the Southwest.

Guide Price £395,000



Ground Floor

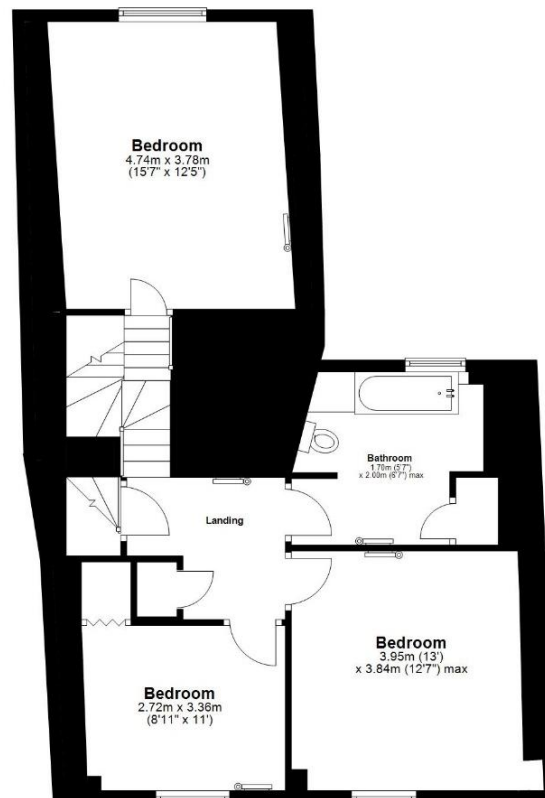
Approx. 133.2 sq. metres (1434.0 sq. feet)



Main area: Approx. 176.3 sq. metres (1897.3 sq. feet)
Plus eaves, approx. 32.6 sq. metres (350.8 sq. feet)

First Floor

Approx. 71.1 sq. metres (765.5 sq. feet)



Attic

Approx. 59.0 sq. metres (634.8 sq. feet)

