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The Town House, 2a Market Street, Wotton-under-Edge, GL12 7AE



A truly unique, Grade II listed property occupying a notable location in the heart of Wotton-under-Edge's town centre. Offering a generously proportioned home, with the addition of a commercial frontage.

This magnificent property commences a corner position at the join of Long Street and Market Street, right in the heart of the town opposite the landmark Tolsley Clock. The building is believed to have had an array of purposes throughout its history, which is understood to date back as far as the 1400's, with a series of alterations and additions over the following centuries. Today the property combines residential accommodation of in excess of 2000sq.ft, plus an enchanting rear garden and the benefit of commercial space reaching approximately 1000sq.ft as well as two cellars.

The residential side of the property is entered through a part glazed door into a welcoming entrance lobby, which is a great sized area to welcome guests into the home with ample space for furniture and storage. An inner hallway is found beyond this lobby with a door into the internal passage, plus access to a useful utility room and stairs that rise to the first floor. The stairs arrive at the well-proportioned kitchen which has an excellent range of base and wall cabinets with integrated appliances that include an electric oven, dishwasher and undercounter space for a fridge and freezer. The property features two reception room; the first, adjacent to the kitchen, is the dining room, and then a very impressive sitting room. The dining room is filled with light due to a sash window overlooking Market Street. A door leads into the double aspect sitting room which really is an enchanting room of significant historic note. It is believed to be the oldest part of the building and boasts original exposed elm floorboards, an abundance of exposed beams across both the ceiling and walls and an impressive stone feature fireplace takes centre position along the right hand wall. The room enjoys a dual aspect with a sash window overlooking the town on each side. There is an inner hallway that connects the sitting room back to the kitchen, but also provides access to two of the bedrooms and the principal bathroom. Both bedrooms are of double proportions with tall ceilings and independent sash windows. The larger of the two has a charming, decorative fireplace and both have built-in wardrobe space. A raised doorway also found from the inner hallway leads up into the attic space, which is a truly splendid space with a tall, vaulted ceiling with exposed beams reaching in excess of 30ft with a further window to the far end.

Returning via the kitchen is a further staircase that rises to two further rooms. These are very versatile in the offering; one more obviously a bedrooms and the second adjoining room could easily be a dressing room, library or a guest bedroom. Although set into the eaves, there is still full head height and more exposed beams are showcased across both rooms.

## Offers in Excess of £535,000





The property is accompanied by a secluded garden found along a rear pathway. This is a very private space with a mature collection of shrubs, grasses and a specimen tree at its centre. The garden is predominately laid to shingle around the borders and has a pond.

The ground floor has a passageway that had independent access to Market Street and is a natural divide between the residential property and its commercial addition. This split allows the two portions to be fully independent if needed. The commercial portion is split into three principal rooms: the first and largest features a corner shopfront with full glazing along both sides and a doorway to the front. The second another showroom with a window onto Long Street and the third is a natural office or storage room which has an independent doorway to Long Street. There is a recently fitted kitchen area to the rear of the showrooms with a range of contemporary base units, a sink and space for an undercounter appliance.

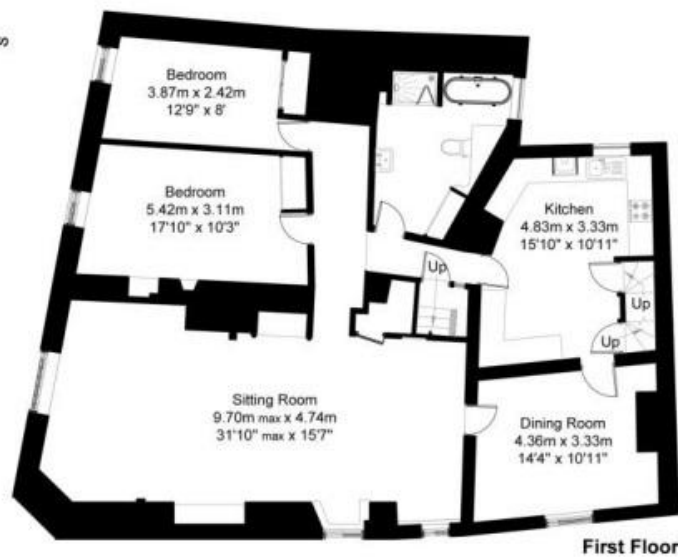
Two cellars complete the property, one accessed from the utility room and the other from the larger showroom.

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

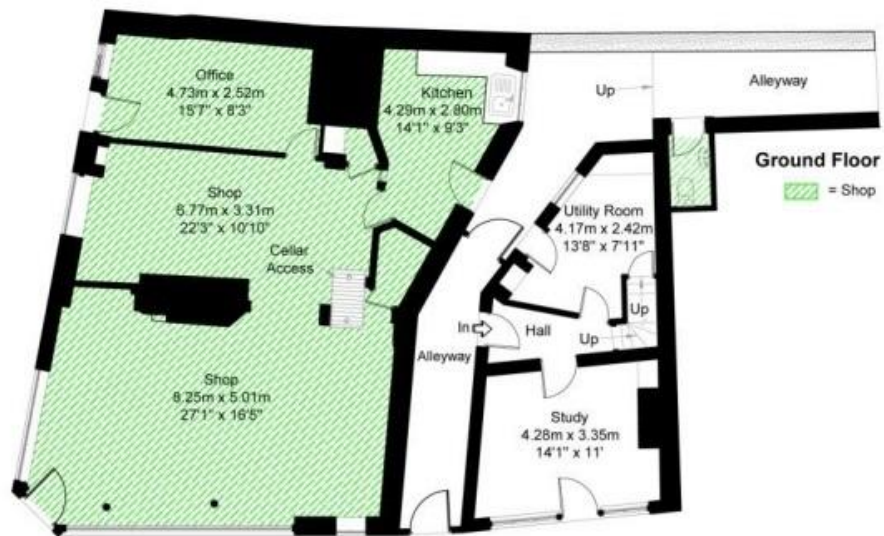
EPC – Exempt (Grade II Listed).







First Floor

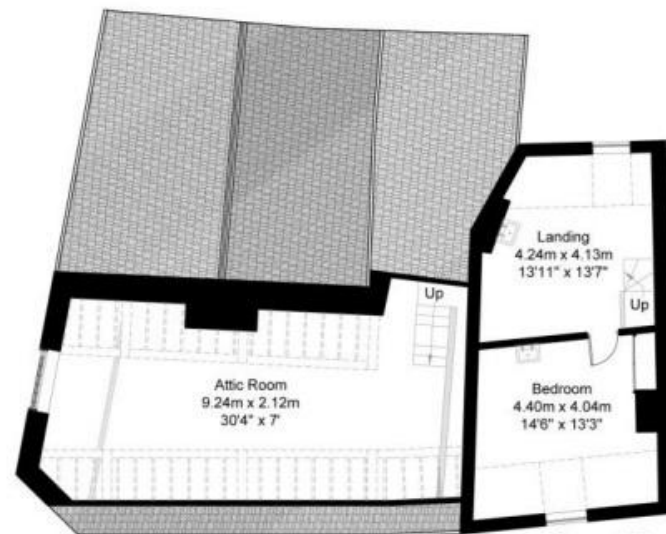


Ground Floor

Shop

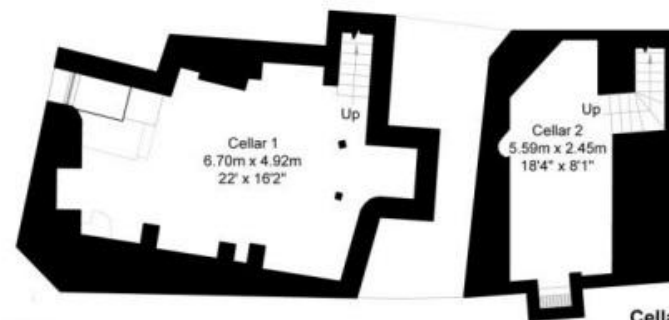
## 2a Market Street, Wotton Under Edge, Gloucestershire

House Approximate IPMS2 Floor Area	201 sq metres / 2164 sq feet
Shop Floor Area	94 sq metres / 1012 sq feet
Cellar 1 Floor Area	29 sq metres / 312 sq feet
Cellar 2 Floor Area	15 sq metres / 161 sq feet
Attic Room Floor Area	46 sq metres / 495 sq feet
<b>Total Floor Area</b>	<b>385 sq metres / 4144 sq feet</b>
(Includes Limited Use Area)	31 sq metres / 333 sq feet)



Second Floor

= Limited Use Area



Cellar