



36 High Street, Wickwar, Wotton-Under-Edge

- Unique Property Sought After Village
 - Far Reaching Views
- Two Ensuites & Family Bathroom
 - Bespoke Fitted Kitchen
 - Parking
- Grade II Listed Penthouse Apartment
 - 3/4 Bedrooms
- Stunning Open Plan Living Space
 - Communal Garden
 - No Upward Chain

£325,000

HUNTERS®

HERE TO GET *you* THERE

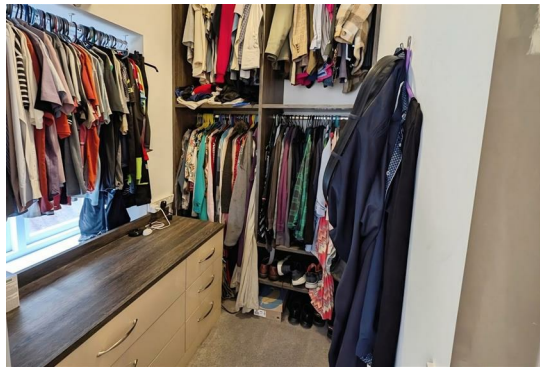
Nestled in the charming village of Wickwar, Wotton-Under-Edge, this exceptional penthouse apartment is a rare gem that beautifully combines history with modern living. Converted in 2015 from a Grade II listed building, which was once an old brewery, this property offers a unique opportunity to own a piece of local heritage.

Spanning two floors, the penthouse is both light and spacious, featuring an inviting entrance hall that leads to an open-plan lounge and dining area, seamlessly connected to a bespoke fitted kitchen. The apartment boasts four well-appointed bedrooms, two of which are ensuite, alongside a family bathroom, making it ideal for families or those who enjoy hosting guests.

The property retains charming period features, including beamed ceilings, while also providing modern comforts such as gas central heating and double glazing. Residents will appreciate the access to a communal garden, perfect for enjoying the outdoors, as well as a dedicated parking space with plenty of street parking at the front of the building, which benefits from no time restrictions.

As the tallest building in the village, this penthouse offers far reaching views stretching across Nibley and Somerset Towers, providing a picturesque backdrop to daily life. Located in a sought-after area with excellent schools nearby, this property is not only a home but a lifestyle choice.

With no upward chain, this well-presented apartment is ready for its new owners to move in and enjoy. Viewing is highly recommended to fully appreciate the unique charm and character of this remarkable property.



ENTRANCE HALL

Radiator, beamed ceiling oak doors throughout, stairs to 1st floor, storage cupboard, further cupboard with plumbing for washing machine, shelves and fitted electric thermostatically controlled heater.

LOUNGE/KITCHEN/DINER

26'8" x 15'10"

Two double glazed windows to both sides with occasional window seats, Bespoke fitted kitchen with wall and base units with work surface over and under lighting, 1.5 sink unit with mixer & boiling water tap over, electric cooker, induction hob with cooker hood over, integrated dishwasher, free standing fridge/freezer, wall cupboard housing gas boiler, Island with storage under and work surface over, ceiling spotlights, feature beamed ceiling, engineered oak flooring, three radiators, L shaped grey sofa and wooden cabinet.

BEDROOM ONE

15'5" x 8'7"

Three double glazed windows, beamed ceiling, lighting, two radiators, door into

EN-SUITE

White suite comprising tiled shower cubicle, W.C, wash hand basin, heated towel rail, extractor fan.

BEDROOM TWO

15'6" x 10'10"

Two double glazed windows, beamed ceiling, radiator, ceiling fan, walk in wardrobe with hanging rails, fitted drawers, and double glazed window.

BATHROOM

Double glazed window, white suite comprising panelled bath with shower over, W.C, wash hand basin, part tiled walls, tiled effect flooring, radiator, extractor fan.

FIRST FLOOR LANDING

Feature beamed ceiling, radiator, doors into

BEDROOM THREE

17'8" x 14'2"

Two velux windows, feature beamed ceiling, two radiators, eaves storage cupboards, door into

EN-SUITE

White suite comprising walk in shower, concealed cistern WC, pedestal wash hand basin, tiled effect flooring, eaves storage cupboard, heated towel rail, extractor fan.

BEDROOM FOUR/STUDY

16'7" x 12'4"

Two double glazed Velux windows with far reaching views towards Nibley and Somerset towers, feature beams, two radiators.

OUTSIDE

There is a brick built storage shed to the front of the property allocated to the apartment. With further communal garden laid to patio with raised flower bed border and stone edging.

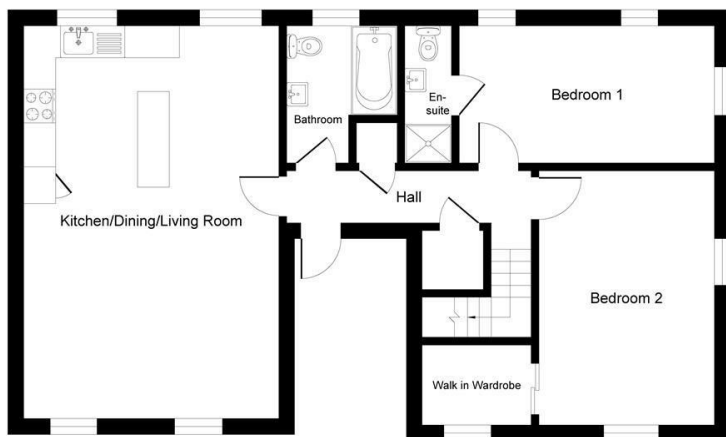
PARKING

There is an allocated parking space within the communal grounds.

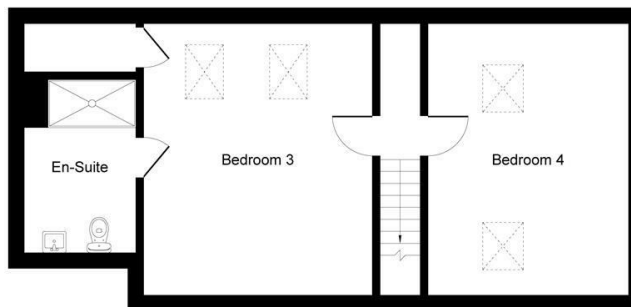
AGENTS NOTE

The property is Leasehold with 989 years remaining
Maintenance Fees £60 per month
Rent Charge £30 per annum

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First Floor



Upper Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



80-82 Station Road, Yate, Bristol, BS37 4PH
Tel: 01454 313575 Email: yate@hunters.com <https://www.hunters.com>