



JAMES PYLE & CO.



**The Penthouse, 5 The Crown, The Chipping, Tetbury, Gloucestershire, GL8 8EU**



Penthouse Apartment  
Grade II Listed Former Coaching Inn  
Light & Airy Character Accommodation  
2 Double Bedrooms  
Large Living Room  
Vaulted Ceiling Bespoke Kitchen/Dining Room  
Garage/Parking  
Communal Garden  
Town Centre Location  
Ideal 2nd home



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £440,000**

Approximately 999 sq.ft excluding garage



‘A stunning penthouse suite occupying the entire top floor of this striking Grade II Listed historic former coaching inn’

### The Property

The Penthouse occupies the entire top floor of this Grade II Listed historic building situated in the very heart of Tetbury overlooking the famous Gumstool Hill. The Crown is an imposing former coaching inn which in 2019 was sympathetically converted by a renowned local builder into four exclusive apartments together with two brand new apartments to the rear. The property enjoys a lovely outlook over the town rooftops and benefits from all the convenience of the town centre location just a stone throw from all amenities. The apartment displays a wealth of charm and character set within the original part of the building and is approached over a magnificent Jacobean staircase benefitting from a private landing exclusively for The Penthouse. Off the landing, there is a useful utility room whilst the entrance hall opens to the principal accommodation comprising a large living room and stylish kitchen/dining room with high vaulted ceiling. The bespoke hand-built

kitchen features a ceramic hob with oven, fridge/freezer, dishwasher and pantry cupboard. Accessed from the kitchen there is a large attic space above the living room for storage. There are two double bedrooms and a generous bathroom fitted with both a bath and separate shower unit. The apartment is beautifully presented throughout with the light and airy accommodation extending to about 1,000 sq.ft. A real rarity for Tetbury town centre, The Penthouse has the benefit of a 20ft garage offering private parking and additional storage. Within the rear courtyard area, there is a pretty communal garden landscaped with gravelled seating areas and planted shrub beds. The property presents an ideal second home, investment purchase or as a private residence.

### Situation

Tetbury is a thriving historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The town has a broad

range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town centre. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. Waitrose at Malmesbury and Cirencester. Voted by Country Life magazine recently as the third most desirable town in the country, Tetbury is situated within an Area of Outstanding Natural Beauty and is surrounded by delightful Cotswold Countryside where there are ample opportunities for walking, shooting and hunting. Conveniently located less than half an hour from both the M4 and M5 motorway, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forest Commission run Westonbirt Arboretum and Prince Charles Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

### Additional Information

We understand the property is Share of Freehold with electric heating, mains drainage, water and electricity. The property is managed by the residents of The Crown with a monthly contribution of £100 payable towards a sinking fund. There is restriction on the property which does not permit pets. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast broadband is available and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Cotswold District Council Tax Band C.

### Directions

The Crown vehicular access is located in the far right hand corner of The Chipping car park within the centre of Tetbury. Postcode GL8 8EU. What3words: ///inferior.typed.lawfully







Not shown in actual location or orientation.



Total Area: 92.8 m<sup>2</sup> ... 999 ft<sup>2</sup> (excluding landing & garage)

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46   E	46   E
21-38	F		
1-20	G		



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