



JAMES PYLE & CO.

2 & 3 Pike Cottages, Ilsom, Tetbury, Gloucestershire, GL8 8RX

Pair of semi-detached Cotswold stone cottages
Self-contained annexe with home office
Mature plot of 0.45 acres
3 bedrooms in each cottage
Gated private parking
Secluded gardens
Excellent rental income opportunity c.£50k plus
pa potential

Located on the rural edge of Tetbury
Gigaclear (900mb) broadband available



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £1,250,000

2 Pike Cottages 1,205 sq.ft excluding outbuilding
3 Pike Cottages 710 sq.ft
Annexe and office 473 sq.ft.

‘A fantastic, rare opportunity to acquire a pair of 3
bedroom semi-detached period cottages plus an
annexe/home office’

The Property

A fantastic and unique opportunity to acquire a pair of Cotswold stone semi-detached period cottages and accompanying self-contained annexe set within well-established grounds of around 0.45 acres. Just 8 minutes' walk from the centre of Tetbury, the cottages are located on the rural edge of the town surrounded by farmland. Formerly a set of tied workers cottages for nearby Dutchy Home Farm, the cottages have been recently refurbished to create two family homes. The current owners have been able to achieve a 'mortgage free' scenario by the income generated from residentially letting the second cottage and annexe which covers the cost of the financing for the whole plot.

2 Pike Cottages

Set behind electric gates, this natural stone cottage has been extended and refurbished to a high standard. The accommodation is superbly presented extending to over 1,200 sq.ft. and is entered through a utility room which is a recent addition with a pitched roof. The impressive kitchen/dining/family room is the heart of the home. An oak-framed garden room has been added to connect the accommodation to the garden whilst the whole has been designed to

accommodate the appointed areas. The kitchen has a range of cabinets with a wooden work surface, an integrated dishwasher, induction hob and a two-door gas-fired AGA. Off the hallway, there is an additional cosy reception room with crittall windows and a wood-burning stove. On the first floor, there are two double bedrooms and a single bedroom. Following the upgrade of a combi-boiler, the airing cupboard has been removed to provide more space and the recently updated family bathroom has a bath with overhead shower and a heated towel rail.

Outside, there is parking for several cars over a gated driveway leading to a newly constructed timber carport complete with a significant lockable shed with power. The cottage has both front and rear gardens comprising a small front garden bound by drystone walls and the rear garden which benefits from a great degree of privacy.

3 Pike Cottages

Currently let to tenants and whilst it has not had the same level of refurbishment, no.3 still offers a cosy and charming home.

Approached into the boot/utility room there is significant storage space and plumbing for a washing machine. This leads into the galley style



kitchen which has plenty of storage and integrated appliances. The sitting room is a good size with a wood-burning stove set within a fireplace with a wooden plinth. Adjacent is a dining room which overlooks the front, and there is a downstairs cloakroom. Upstairs, there are two double bedrooms and a single bedroom with an airing cupboard in the corner. The family bathroom has a bath and overhead shower.

Outside, there is parking for a couple of cars with an electric charging point. There is a pretty garden to the front and rear, mainly laid to lawn. At the side of the cottages there is a shed, mature fruit trees and plenty of room for a vegetable patch.

External

Additional land has been bought which has created a long driveway to the rear of the cottages accessed off Cirencester Road and provides plenty of parking. A separate annexe has been built which provides a fully insulated office/studio on the ground floor with power and heating, whilst on the first floor there is a self-contained one bedroom apartment with an en-suite shower room and kitchenette. The whole plot extends to around 0.45 acres and the cottages each enjoy their own private gardens and

parking areas.

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. 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 King 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

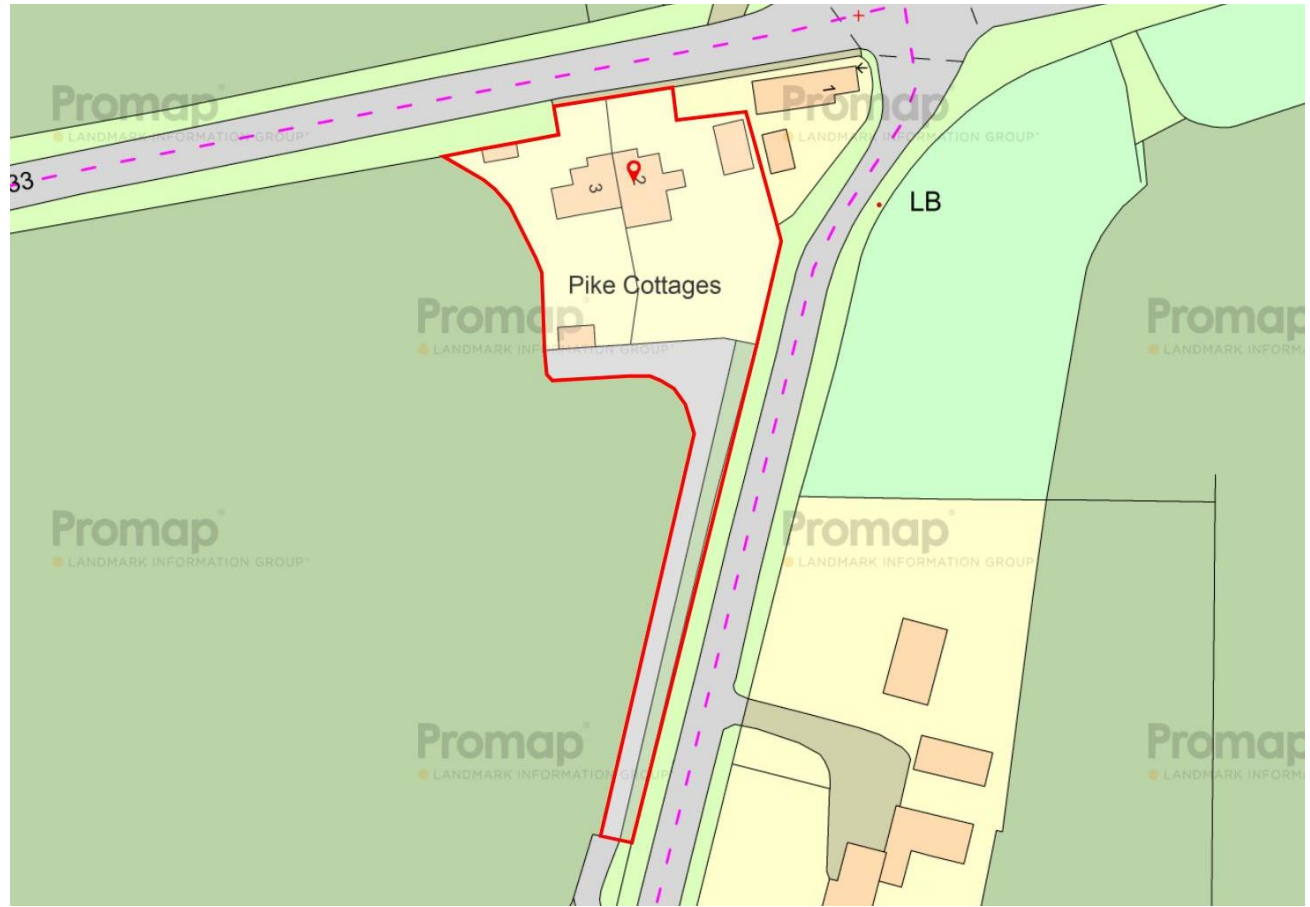
We understand the properties are Freehold with mains gas central heating, shared private drainage, mains water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Ultrafast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Both cottages are Cotswold Council Tax Band D. No.2 has covenants in favour of The Dutchy. There are 3 Title registrations for the whole which are all Freehold. No.3 currently achieves a rental figure of £1,650 pcm and the annexe £600 pcm. No.2 is estimated to achieve £2,000 pcm.

Directions

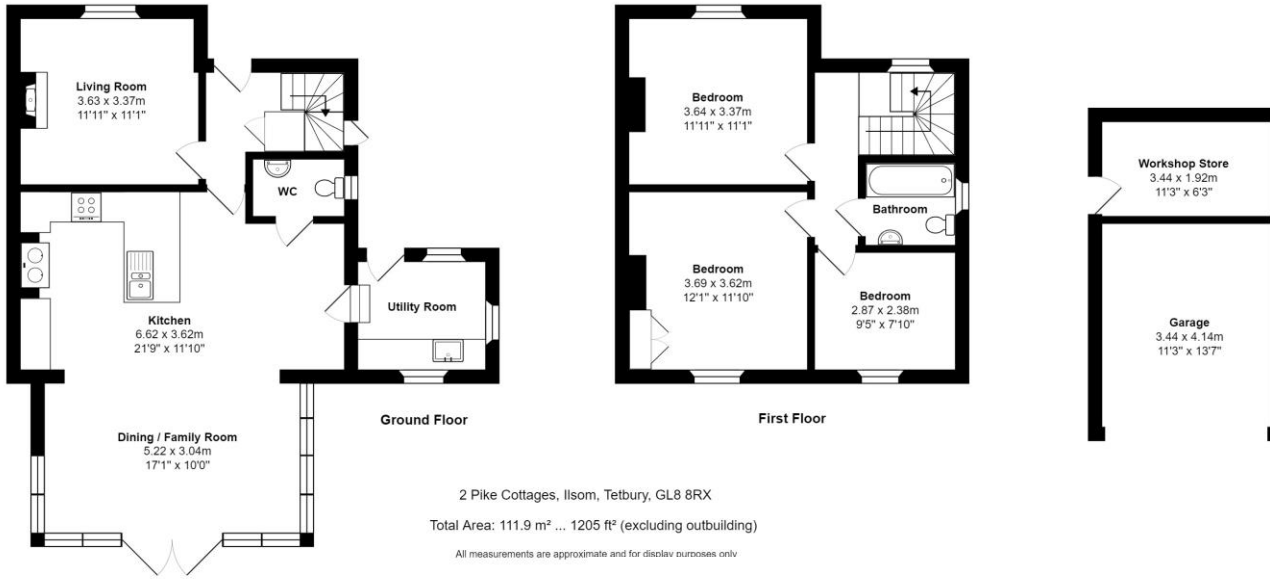
From Tetbury centre, follow London Road towards Cirencester and proceed to leave the town. At the crossroads, take the right hand turn onto Cirencester Road. Then take the next right by S&P Global and then immediately turn right onto the private driveway to approach the cottages.

Postcode: GL8 8RX

What3words: ///behalf.reseller.forever



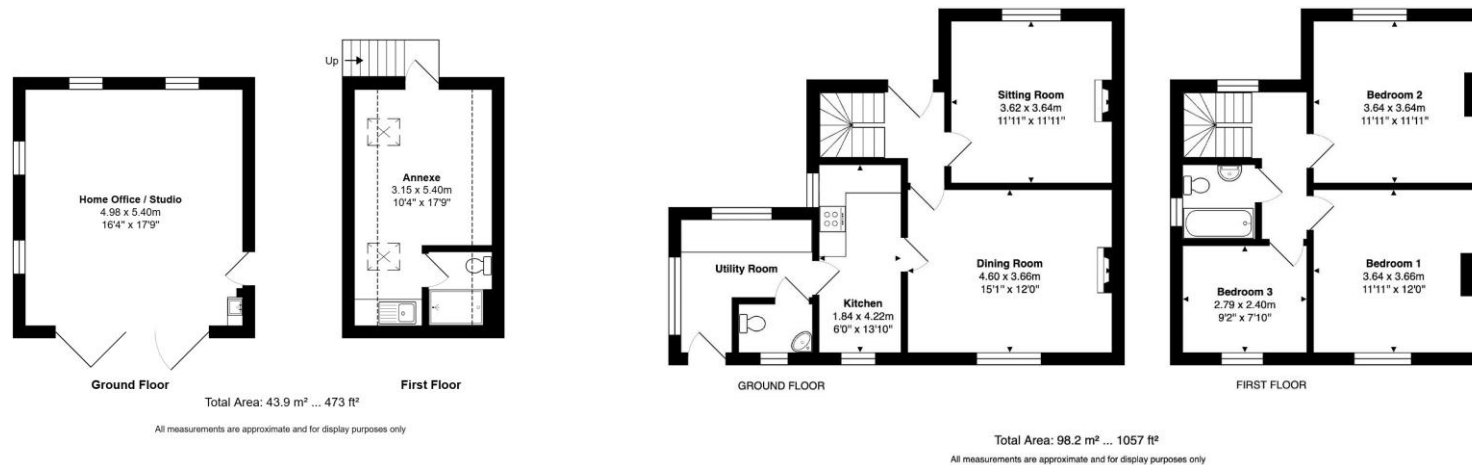
3 Pike Cottages



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

2 Pike Cottages

3, Pike Cottages, Cirencester Road, Tetbury, GL8 8RX



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Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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