



GUIDE PRICE  
£385,000  
Hailes Street  
Winchcombe GL54 5HU



## THE PROPERTY

\*Sold (stc) by Adams\*

A beautifully presented two bedroom Grade II Listed period cottage with a private parking space on nearby Silk Mill Lane, rear access to the sunny garden and superb views to the Cotswold escarpment. Highlights include restored original features such as timbers and stonework, a sitting room with gas stove, a bespoke kitchen with integrated dishwasher, fridge, freezer and washer/dryer, excellent storage and a dining area with glazed doors to the garden.

On the first floor are two double bedrooms and a bathroom. The property is currently run as a successful Holiday Let with bookings that may be able to be transferred to a new owner subject to any terms and conditions.

No onward chain.

2



1



1



## SITUATION

Winchcombe is an ancient Saxon town situated on the famous Cotswold Way about 7 miles north-east of Cheltenham (2hrs to London Paddington by train), 8 miles from Broadway and 16 miles from Gloucester. Many of the houses are listed as being of architectural interest and part of the town lies within the Cotswolds Area of Outstanding Natural Beauty. The thriving local community offers an excellent range of amenities including independent shops, supermarkets, several pubs and restaurants, dental and doctors surgeries, a library, an 'Outstanding' primary school, a secondary school and numerous clubs and societies.

## ADDITIONAL INFORMATION

Mains gas, drainage, water and electricity are connected. Gas central heating and hot water.

Broadband connection and Mobile coverage: Fibre to the property broadband is available to be connected. Mobile signal available - see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Local Authority: Tewkesbury Borough Council - Council Tax Band to be applied for as currently holiday let.











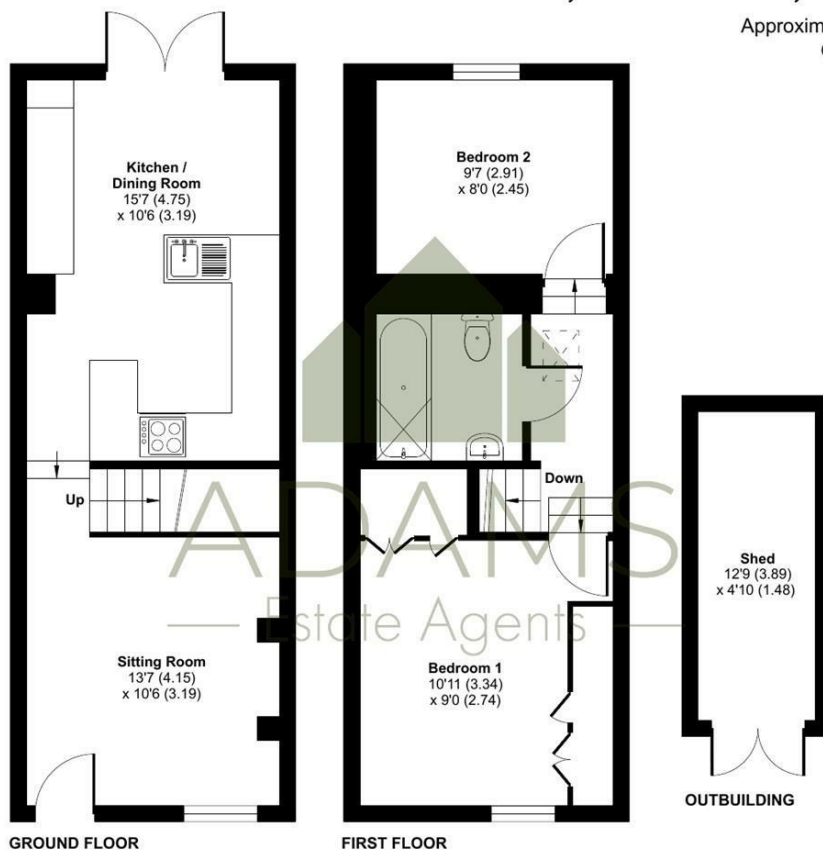
## Hailes Street, Winchcombe, Cheltenham, GL54

Approximate Area = 617 sq ft / 57.3 sq m

Outbuilding = 62 sq ft / 5.7 sq m

Total = 679 sq ft / 63 sq m

For identification only - Not to scale



### TENURE

Freehold

### LOCAL AUTHORITY

Tewkesbury Borough Council

### COUNCIL TAX BAND

Exempt

### VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          | <b>66</b> | <b>86</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Adams Estate Agents Limited. REF: 1273073



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