

GUIDE PRICE
£350,000
Bull Lane
Winchcombe GL54 5HY

THE PROPERTY

A sympathetically and stylishly renovated two double bedroom period cottage with a range of character features, discretely tucked away off Bull Lane in central Winchcombe.

Available with no onward chain and currently run as a successful holiday let, this Grade II Listed property features a refitted kitchen and dining room with integrated appliances and flagstone flooring, a spacious sitting room with stripped wood flooring, exposed timbers and stonework and a woodburner, a ground floor bathroom with a roll top freestanding bath and wood panelling and two first floor double bedrooms, one of which has an ensuite shower room.

There is a small gravelled courtyard garden which provides a low-maintenance outside space for seating and dining in the better weather.

2



2



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

Leasehold, 999 years from August 2023, no service charge.

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

Broadband connection and Mobile coverage: Fibre to the cabinet broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk







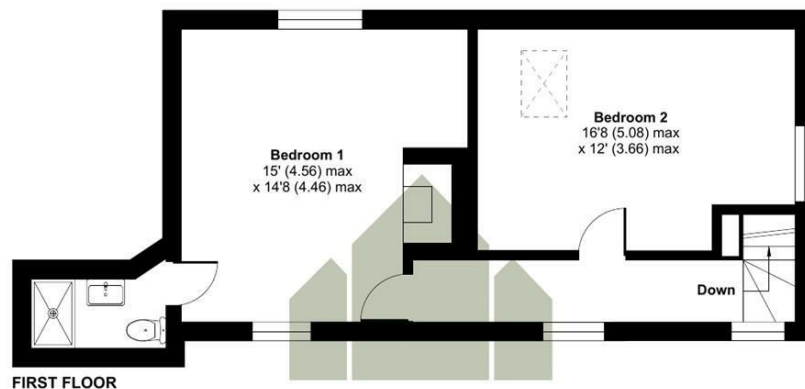




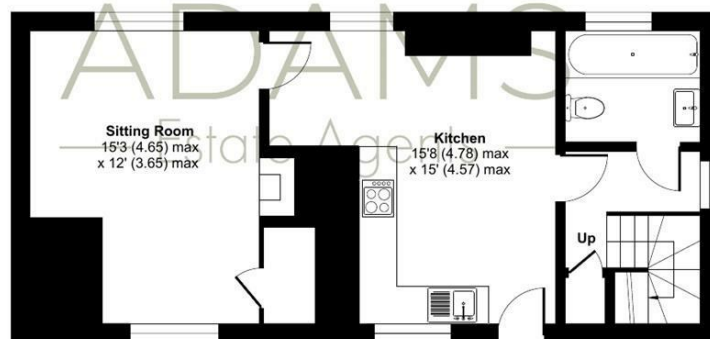
Bull Lane, Winchcombe, Cheltenham, GL54

Approximate Area = 1033 sq ft / 95.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Adams Estate Agents Limited. REF: 1230224

TENURE

Leasehold

LOCAL AUTHORITY

Tewkesbury Borough Council

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	56	86
(81-91) B		
(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

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



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