



**Tewkesbury**

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# The Boathouse, St Mary's Lane, Tewkesbury, GL20 5SF

Located within the heart of the town centre on the banks of Mill Avon, with approximately 38 meters of river moorings, this is a spacious and characterful home which offers versatility and much potential. It is a quite unique property and whilst it is situated within a conservation area, it is not a listed building and benefits from stunning views across the River and Tewkesbury Ham to the Malvern Hills in the distance.

The block paved gated driveway provides parking for several vehicles as it welcomes visitors to the property. Currently internally the house has been updated and modernised and is used as a multi generation home. On the ground floor there is a dual aspect lounge/dining room with archway leading through to a large, triple aspect contemporary styled fitted kitchen benefitting from patio doors out to the garden. It is fitted with an integrated gas hob, two electric ovens, dishwasher, fridge and freezer.

Off the lounge is a further reception room which is currently organized as a ground floor bedroom. From here a doorway leads through to a utility room which is fitted with modern full height cupboards, base unit and sink, and a door through to a contemporary styled shower room. Another door off the bedroom leads back into the hall, creating the opportunity if required, for a completely separate annex.

On the first floor there are three bedrooms and main bathroom. Currently the large main bedroom is set up as an open plan sitting/dining/kitchen. The kitchen area is fitted with a range of contemporary styled wall and base units with an induction hob, electric oven and fridge. There is a door leading through to a loft storage.

The main bathroom is fitted with a modern white suite comprising of a panel bath with shower over, pedestal sink unit and low level wc. There is also the benefit of a walk-in cupboard with plumbing and space for a washing machine and tumble drier.



Currently therefore the property could be split into two separate dwellings, subject to the necessary consents.

Attached is a huge vaulted ceiling garage with mezzanine floor at one end. Again subject to the necessary consents this area could also be converted to provide residential units. The whole offers a great opportunity for a commercial/hospitality venture with the benefit of 38 meters of river frontage and river moorings, albeit that the moorings are in need of refurbishment.

Outside the gardens are delightful, designed with privacy in mind and to take full advantage of its glorious position. There are grass pathways through planted borders, patio and gate leading to the drive at the front. At the front there is a gated block paved driveway giving access to the garage and providing parking for several vehicles.

The property has the advantage of gas central heating and UPVC double glazed windows.

Located within easy walking distance the town centre and its wealth of shops, eateries, leisure facilities, The Roses Theatre, a newly built hospital and medical centre, and indeed a local convenience store within 2 minutes of your door, it is a perfect location within the town.

Centrally situated between Cheltenham (10 miles), Worcester (18 miles), Gloucester (11 miles) M5 J9 (1.5 miles) Ashchurch Station (2 miles) it is an excellent commuting base.

## GROUND FLOOR

### Ground Floor

Lounge	21'8" x 15'7"
Kitchen/breakfast room	19'4" (max) x 12'6"
Dining room	15'6" x 9'6"
Utility Room	9'10" x 9'8"
Shower room	9'11" x 6'4" (max)



### First Floor

Bedroom 1	16'1" x 15'7"
Loft store	
Bedroom 2	15'11" x 9'11"
Bedroom 3	11'4" x 9'4"
Bathroom	10'8" x 5'3"

### Outside

Garage	36'5" x 16'9"
Mezzanine	

Please note that this property did flood in 2024 due to the failure of an installed sump pump. Previously the property flooded in the extreme storm of 2007. Current Insurance is with Ageas and is approximately £40 pcm.

### Tewkesbury Borough Council Tax Band C

This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.

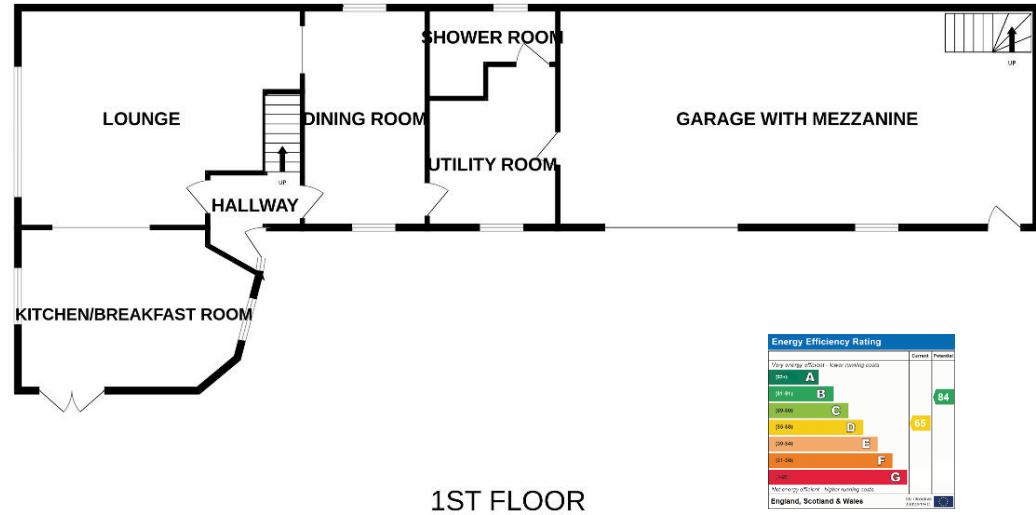
**Guide Price £595,000**

**Viewing strictly by arrangement with Engall Castle Ltd**

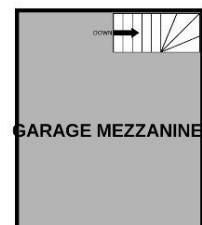
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### 1ST FLOOR



### Agents Note

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