

MAGGS & ALLEN

YEW TREE COTTAGE,
NEW STREET,
PAINSWICK, GL6 6UN

Guide Price: £110,000+

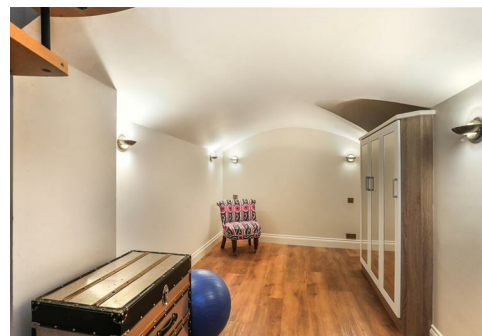
- 20 November LIVE ONLINE AUCTION
- Beautifully renovated three-storey period home
- In the heart of Painswick
- Walking distance of the village centre
- Ideal weekend retreat or holiday let
- 8-week completion



Auction & Commercial
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FOR SALE BY AUCTION

This property is due to feature in our online auction on 20 November 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

STYLISH THREE-STORY PERIOD HOME IN THE HEART OF PAINSWICK – IDEAL WEEKEND RETREAT OR HOLIDAY LET

DESCRIPTION

Yew Tree Cottage is a beautifully renovated three-storey period home in the heart of Painswick. The property features a bright kitchen with integrated appliances, an open-plan sitting and dining area on the lower ground floor, and a double bedroom and shower room on the first floor. The property is ideally located within walking distance of the village shops, cafés, and scenic countryside walks. This cottage is perfect for first time buyers or those looking to downsize, and offers a perfect full-time residence, retreat, or holiday let, in one of the Cotswolds' most picturesque locations.

LOCATION

Yew Tree Cottage is perfectly situated on New Street, in the heart of Painswick, one of the Cotswolds' most picturesque and historic villages. The property enjoys a peaceful yet convenient setting, just a short walk from Painswick's charming selection of independent shops, cafés, pubs, and local amenities. Known as the "Queen of the Cotswolds," Painswick offers stunning countryside walks, beautiful stone architecture, and a welcoming community atmosphere. Excellent transport links provide easy access to Stroud, Cheltenham, and Gloucester, making it an ideal base for both weekend retreats and full-time village living.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

COMPLETION

Completion for this lot will be 8-weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

TENURE

Understood to be Leasehold, please refer to legal pack for confirmation and details.

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If you bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

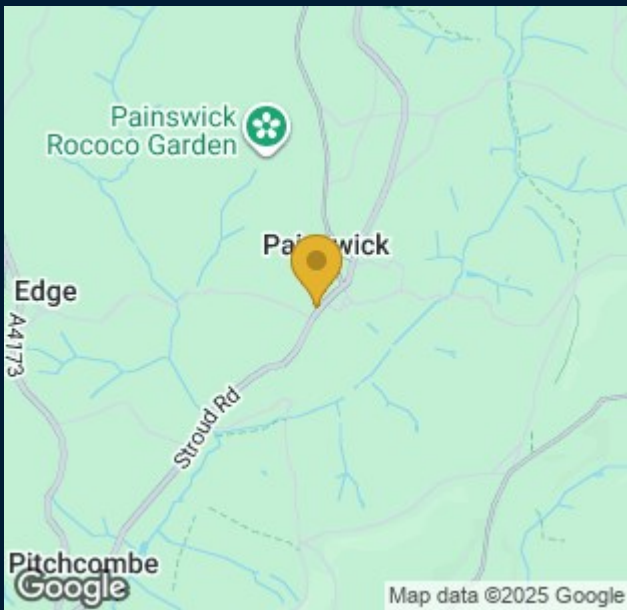
LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.

Yew Tree Cottage, New Street, Painswick, Gloucestershire

Approximate IPMS2 Floor Area
House

47 sq metres / 506 sq feet

(Includes Limited Use Area

3 sq metres / 32 sq feet)

Simply Plans Ltd © 2025

07890 327 241

Job No SP3835

This plan is for identification and guidance purposes only.

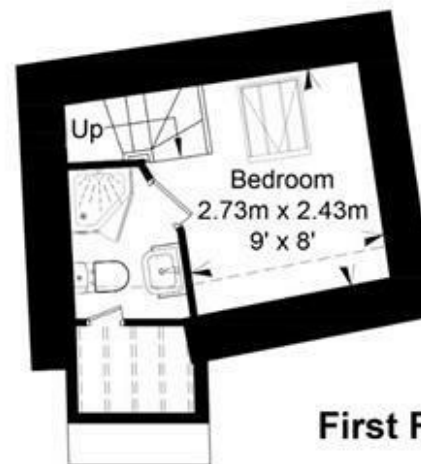
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

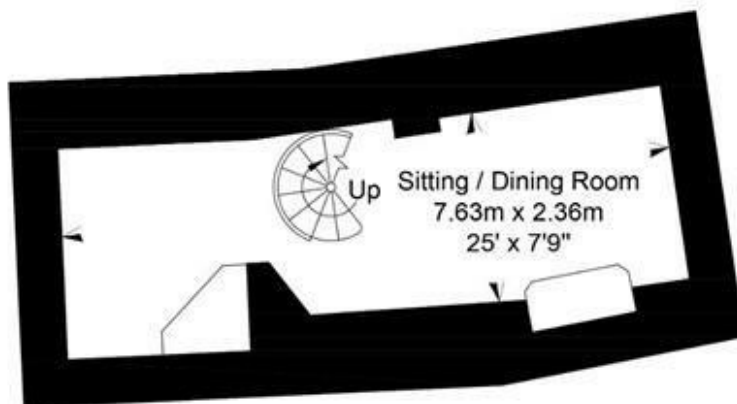
IPMS = International Property Measurement Standard

 = Communal Area

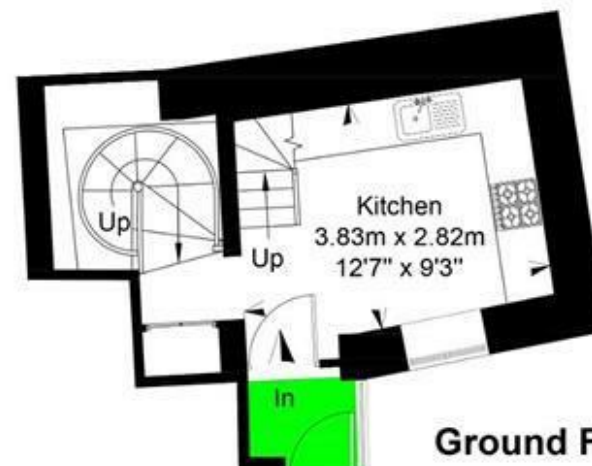
 = Limited Use Area



First Floor



Basement



Ground Floor

