



JAMES PYLE & CO.



Halfpenny Cottage, 23A The Street, Shipton Moyné, Gloucestershire, GL8 8PN

Semi-detached Cotswold stone cottage  
Beautifully upgraded whilst retaining ample  
character

Living room with fireplace

Bespoke kitchen/dining with bi-folds  
3 bedrooms

Bathroom and en-suite

Pretty landscaped garden

Private driveway and garage

Highly desirable Cotswold village near Tetbury



01666 840 886  
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

**Price Guide: £750,000**

Approximately 1,378 sq.ft excluding garage



‘Set in the heart of the highly desirable Cotswold village of Shipton Moyne, this beautifully presented semi-detached stone built cottage has been superbly upgraded whilst retaining much character’

### The Property

Halfpenny Cottage is an attractive Cotswold stone semi-detached home located in the very heart of the popular village of Shipton Moyne. Built as four Alms Houses by the renowned neoclassic architect James Wyatt in 1851, the whole was redeveloped into two dwellings in 2018 and refurbished to an exacting standard sympathetically retaining period features such as stone mullion windows and exposed beams while combining high specification modern finishes including underfloor heating on the ground floor and solid oak doors throughout.

Arranged over two floors, the beautifully presented accommodation extends in all to 1,378 sq.ft. The ground floor comprises a light and airy entrance hall with cloakroom off and tumbled limestone flooring which continues to the impressive kitchen/dining room. The kitchen boasts bespoke Russell Alexander units, built-in appliances, bi-folding doors to the garden and a utility room off with rear

access. The spacious living room has a stone fireplace with wood burning stove inset and black oiled oak flooring. Stairs up from the entrance hall leads to the first-floor landing which serves three good bedrooms and a family bathroom whilst the principal bedroom has built-in storage and an en-suite shower room. The second bedroom has two large walk-in wardrobes with lighting.

Externally, the front garden is laid easy to maintain enclosed by natural stone walls whilst the rear garden has been beautifully landscaped with a large patio immediately off the kitchen and steps up to the good sized lawn with lavender borders, an apple tree and useful stone store. The driveway is secured with a five-bar gate leading down the side of the property to the garage located at the rear.

### Situation

Shipton Moyne is a beautiful and sought after Cotswold village situated 3 miles south of

Tetbury. The popular Cat and Custard Pot pub is situated a few doors from the property whilst the village also has a village hall, church and a playing field. Close by are the market towns of Malmesbury and Tetbury and both towns offer a wide range of shops including Waitrose and Tesco supermarkets, services, excellent schools and leisure facilities. Junctions 17 & 18 of the M4 are both within 20 minutes' drive providing easy commuter access to Bath, Bristol and Swindon whilst rail services to London-Paddington are available from Chippenham and Kemble.

### Tenure and Services

We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity.

### Directions

From Tetbury, follow the A433 towards Bath and take the first left hand turning after about

a mile towards Shipton Moyne. Follow the lane to Shipton Moyne and enter the village. Locate the property just after The Cat and Custard Pot pub on the left hand side. Postcode GL8 8PN. What3words: ///reforming.crawling.solutions

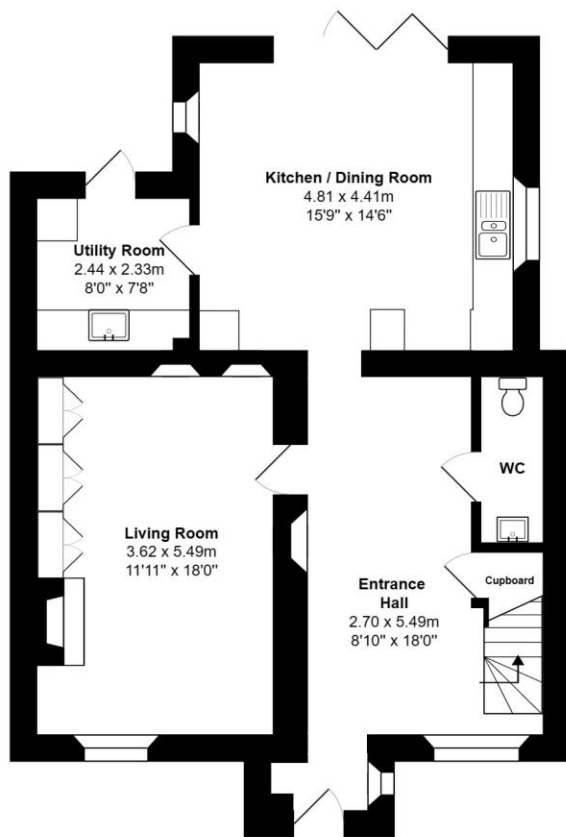
### Local Authority

Cotswold District Council

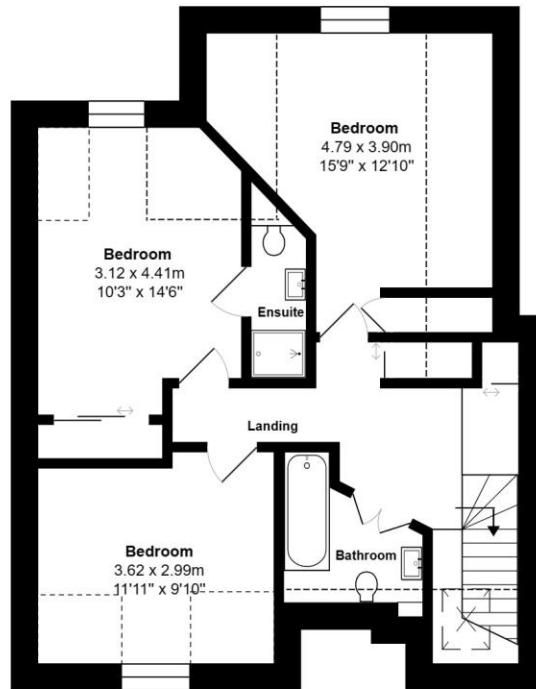
### Council Tax Band

E

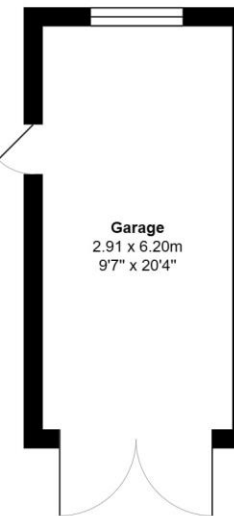




Ground Floor



First Floor



Total Area: 128.0 m<sup>2</sup> ... 1378 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		77	
(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 2002/91/EC	

James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577