



JAMES PYLE^{Co.}



Herdsman's Cottage, Mount Pleasant, Pinkney, Malmesbury, Wiltshire, SN16 0NY

Semi-detached Victorian house
Immaculate, move in ready accommodation
4 bedrooms
3 reception rooms
Beautifully fitted kitchen/breakfast room
Bathroom and en-suite
Large 130ft garden
Rural hamlet
Within walking distance to amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £750,000

Approximately 1,656 sq ft

‘Thoughtfully upgraded and extended, a beautifully presented Victorian semi-detached home boasting a large 130ft garden’

The Property

Herdman's Cottage is a beautiful natural stone semi-detached Victorian house situated within the rural hamlet of Pinkney. The property displays typical Victorian features such as elegant high ceilings throughout accentuating the well-proportioned room sizes. The location boasts some stunning countryside walks alongside the River Avon and Pinkney Park, whilst amenities are also within walking distance with the High Street of the village of Sherston located 1 mile away. The property has been superbly refurbished, extended and upgraded by the current owners offering immaculately presented accommodation of over 1650 sq.ft arranged over two floors. Quality fittings have been used throughout including bespoke joinery, oak flooring and Mandarin stone tiled flooring.

The generous ground floor layout includes three reception rooms and a kitchen/breakfast room. A front porch opens to the entrance hall which has a beautiful timber staircase up to the first floor. The front reception room features charming arched windows overlooking the front garden and a new wood-burning stove within an exposed red-brick fireplace. The rear living room also has a wood-

burning stove and double patio doors flowing to the garden. There is a separate dining room adjoining the kitchen/breakfast room of which has side access and additional patio doors out to the garden. The excellent kitchen has been recently refitted with John Lewis or Hungerford units, granite worksurfaces, a Rangemaster cooker, integrated dishwasher, Belfast sink, built-in bin storage and a very useful cupboard housing the washing machine and tumble dryer. Magnificent Mandarin stone flooring spans across the kitchen, dining room and entrance hall complete with underfloor heating beneath. Adjoining the entrance hall, there is a storeroom which houses the boiler currently offering good-storage space and has potential to be converted to a WC subject to any necessary consents.

Upstairs on the first floor there are three double bedrooms and a fourth single bedroom which offers versatility as a home office space. The two original bedrooms both feature charming Victorian open fireplaces. The stylish family bathroom has a cast iron roll-top bath and a separate shower unit with a rainfall power showerhead over. The principal bedroom enjoys views over the picturesque parkland opposite and benefits from a modern en-



suite shower room.

A front lawn bound by colourful flower beds and mature hedging sets the property back from the lane. The large rear garden is a delightful additional measuring approximately 130ft long. The double patio doors from the living room and kitchen connect superbly to the garden opening to a private secluded seating terrace ideal for alfresco dining. Steps lead up to the extensive lawn which is surrounded by well-stocked borders. At the far end there is a vegetable garden alongside a timber shed with power connected.

Situation

Pinkney is a small hamlet and community located about 1 mile east of the sought-after village of Sherston, surrounded by beautiful Cotswold countryside with an array of pretty stone cottages and houses. Sherston is a lively village which has many facilities within a 20 minutes' walk including a popular primary school, doctors' surgery and pharmacy, superb shop and post office, pub, restaurant and a café/shop. There are a host of societies and clubs offering entertainment and social events for young and old alike which engulf

the adjoining villages including Pinkney. The market towns of Malmesbury and Tetbury are close by within a 10-minute drive and offer a wide range of services and shops including Waitrose and Tesco supermarkets and many other facilities.

Junctions 17 & 18 of the M4 are both within 15 minutes' drive providing easy commuter access to Bath, Bristol and Swindon whilst rail services to London-Paddington are available from Chippenham and Kemble. There is also a bus service travelling from Malmesbury to Yate which stops at Pinkney with daily school buses to the 'outstanding' Malmesbury Secondary school.

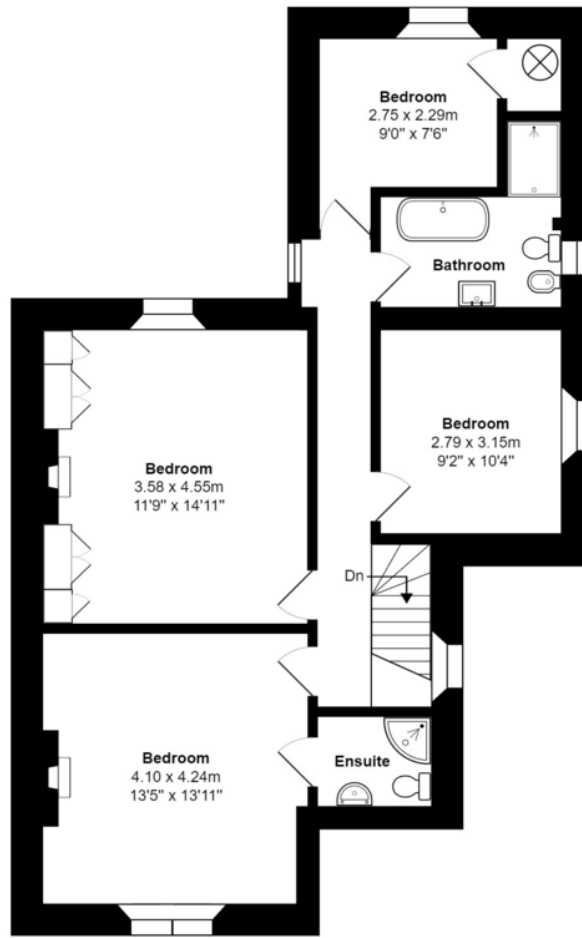
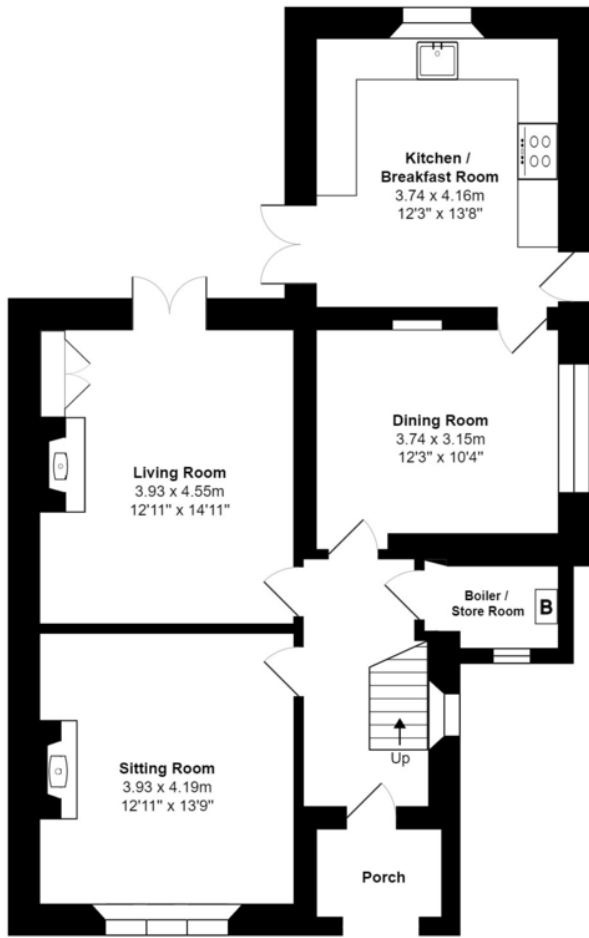
Tenure & Services

We understand the property is Freehold with oil fired central heating, septic tank drainage, water and electricity. Local Authority Wiltshire Council, Council Tax Band E £2,517.

Directions

From Sherston, follow the B4040 east towards Malmesbury for approximately 0.5 mile. Enter Pinkney and locate the house on the left-hand side.





Total Area: 153.8 m² ... 1656 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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