



JAMES PYLE & Co.

12 West Street, Malmesbury, Wiltshire, SN16 0AR

Grade II Listed period cottage
Cosy, character accommodation
2 bedrooms
Living room with fireplace
Kitchen/dining room
Private parking
Lovely west-facing garden
Walking distance to town centre
No chain



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: £325,000

Approximately 624 sq.ft

‘A charming Grade II listed period cottage complete with private parking and a lovely westerly garden’



The Property

Dating back to the early 19th Century, this charming period cottage is located in the heart of Malmesbury just a short level walk to the High Street. Grade II Listed and constructed of natural stone, the cottage displays character features whilst having been sympathetically upgraded with listed building approved double glazing and redecorated. The accommodation extends to around 624 sq.ft. and is complemented by a delightful west-facing garden and the rare advantage of private off-street parking for one car.

The ground floor accommodation opens to the front reception room which has a wood-effect gas burner within a fireplace at the focal point. The kitchen/dining room leads to the rear garden and is fitted with a fridge, freezer, oven and gas hob, with plumbing for a washing machine. Upstairs, there are

two bedrooms, the main bedroom is of good-sized featuring exposed beams. The bathroom has been fitted with a shower over the bath. There is loft storage accessed by a ladder.

The sunny garden has rear access to the parking for ease and convenience. The garden is fully enclosed and has been landscaped with seating terraces framed by vibrant flower bed borders.

Situation

Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants including a

new Aldi, Waitrose store and a regular weekly Farmer's market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

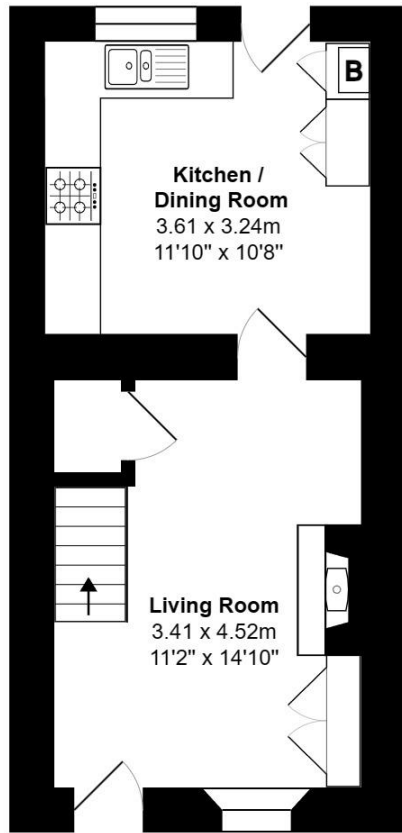
Additional Information

We understand the property is Freehold with mains gas heating, mains drainage, water and electricity. The property is Grade II Listed and located within a Conservation Area. Superfast broadband is available and very good mobile phone coverage. Please check the Ofcom mobile and broadband checker website for more information. Council Tax Band C.

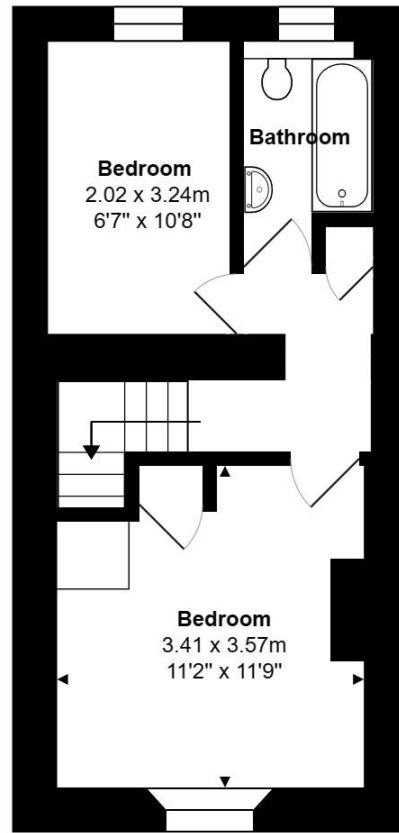
Directions

From the centre of Malmesbury, follow Gloucester Street into Abbey Row then at the end of the Road at The Triangle turn left. Take the next sharp right onto West Street. The cottage is located shortly after on the left hand side. To park, continue along the lane and take the next left hand turn into Glovers Court then left again into the car park. Locate parking signed number 12. Postcode SN16 0AR.
What3words: ///awake.thick.blotches





Ground Floor



First Floor

Total Area: 58.0 m² ... 624 ft²

All measurements are approximate and for display purposes only



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