



Bath House, 40 Horsefair, Malmesbury, Wiltshire, SN16 0AP

Unique detached Grade II Listed property
Self-contained 1 bedroom studio annexe
Rare advantage of off-street parking
4 double bedrooms
Kitchen open plan to the dining room
Living room with stone fireplace
Vibrant sunny garden
Deceptively spacious accommodation
Family bathroom and 2 en-suites



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £940,000

Approximately 2,550 sq.ft.

Set within the picturesque Horsefair, this unique detached Grade II listed property boasts a studio annexe and off-street parking.

The Property

Bath House is a unique detached period property central to Malmesbury town set within the picturesque Horsefair. Dating back to the mid-18th Century and Grade II listed, Bath House is one of the most prominent properties within the Horsefair with a colourful history previously as the Bath Arms public house and an off-license shop until it became residential in the late 1990s. Some 20 years ago the property was substantially extended creating it into the deceptively sizable home it is today. The property boasts rare features including a studio annexe and private off-street parking and has been well-maintained and updated with conservation approved timber double glazed windows.

Arranged over two floors, the accommodation extends in all to 2,550 sq.ft. with an abundance of character features throughout including back-to-back inglenook fireplaces. Located within the oldest part of the house there is a spacious dual-aspect living room featuring a magnificent stone fireplace at the focal point complete with Bressumer beam and multi-fuel burner inset. A snug to the side

could be utilised as an office area and leads through to the open plan kitchen/dining area. The dining room features beautiful exposed timber walls and the mirroring side of the stone fireplace. The kitchen/breakfast room is fitted with modern units and has double doors out to the seating terrace. A rear lobby also flows out to the garden through glazed doors and connects to the annexe offering flexibility as a private entrance to the annexe. The annexe is a studio layout with a kitchenette/living/bedroom plus an en-suite shower room. Upstairs on the first to the principal accommodation, there are four double bedrooms. The main bedroom suite boasts impressive chamfered ceiling beams and a stylish en-suite shower room. The family bathroom is located off the hallway.

To the rear of the house, there is an off-street parking bay for up to three cars over block-pavement. The vibrant gardens wraparound mostly to the western aspect whilst benefitting southerly sunshine too. The gardens have been beautifully landscaped with a sunken patio terrace, raised lawn bound by well-established borders and raised vegetable/fruit planters at the far end beside



an apple tree and timber shed. There is a lovely view over the Church spire from the garden.

Situation

The property is located in a quiet side street in the very heart of Malmesbury within a minutes easy level walk of its bustling town centre 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).

Tenure & Services

We understand the property is Freehold with mains gas central heating, mains drainage, water and electricity. The boiler was replaced in 2022 and benefits from a 12 year warranty.

Directions

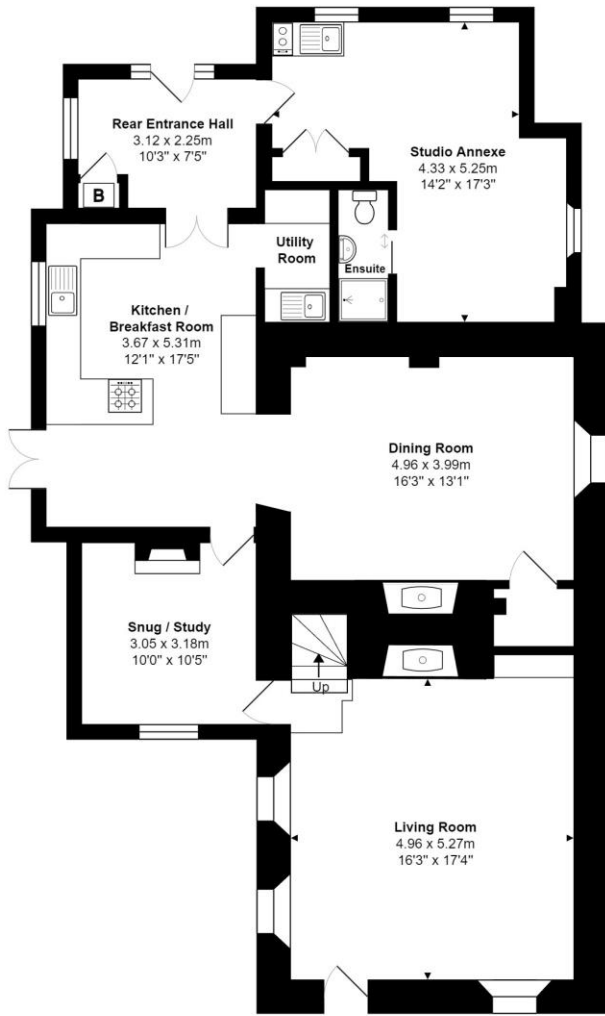
From the centre of Malmesbury, follow Gloucester Street into Abbey Row then at the end of the road at The Triangle turn right. Immediately turn left after The Three Cups Inn into St Marys Street and locate the property directly in front upon entering Horsefair. Postcode SN16 0AP.

What3words ///rebounder.crispier.whites

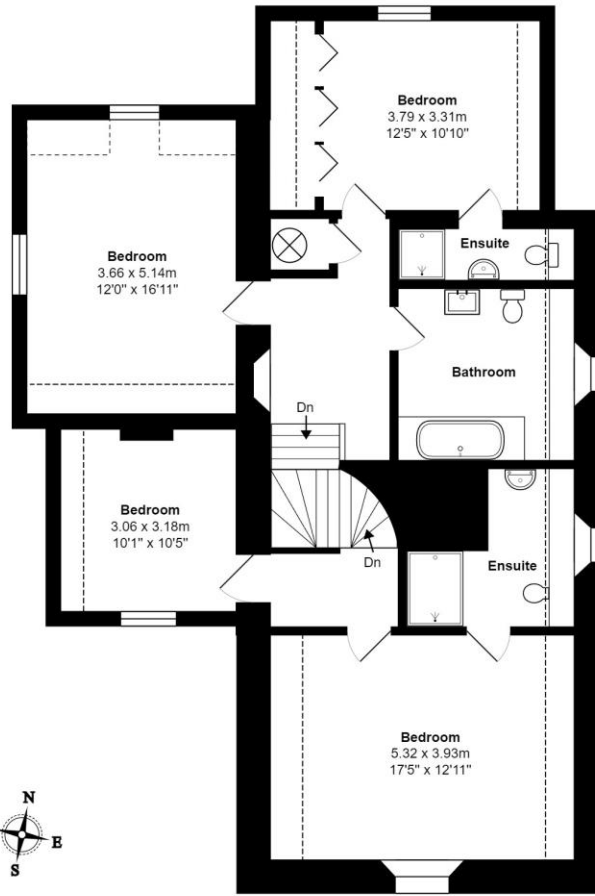
Local Authority & Council Tax Band

Wiltshire Council and F





Ground Floor



First Floor



Total Area: 236.9 m² ... 2550 ft²

All measurements are approximate and for display purposes only



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