



32 West Street, Malmesbury, Wiltshire, SN16 0AR

Grade II Listed period house
Deceptively spacious accommodation
Requires renovation
4 bedrooms
2 reception rooms
Kitchen/breakfast room
Private off-street parking
Sunny rear garden
Easy walking distance to town centre
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £440,000

Approximately 1,717 sq.ft



‘Located within easy walking distance to the town centre, a deceptively large Grade II listed period house with private parking and a sunny rear garden’

The Property

This superb Grade II Listed period house is situated in a sought-after location within easy walking distance to Malmesbury town centre and enjoys rooftop views across the town. With the original part of the property dating back to the early 19th Century, the property was substantially extended at the rear in the late 20th Century creating deceptive family-sized accommodation of 1,717 sq.ft spanning over three floors. The characterful accommodation features various hand-crafted bespoke finishes and offers excellent scope for the new owners to improve, renovate and update the property.

On the ground floor, there is an entrance hall to the side with the galleried staircase up and a WC off. The ground floor comprises a dining room, spacious living room with a unique cut flagstone fireplace and a kitchen/breakfast room. The kitchen has fitted units, a built-in breakfast table, a

larder and a useful utility room for appliances. On the first floor there are two double bedrooms, a family bathroom, separate shower room and the excellent master bedroom which has ample fitted wardrobes and an en-suite WC. On the top floor there is a further double bedroom which features a high ceiling with exposed beams and is dual aspect.

The property benefits from the advantage of private off-road parking for one car, a true rarity for such a central town location. A side gate from the parking area leads to the rear garden which is laid for easy maintenance with paved patio and a timber decking seating area fully enclosed by stone walls and a shrub border. The garden enjoys a sunny aspect.

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 D.

Directions

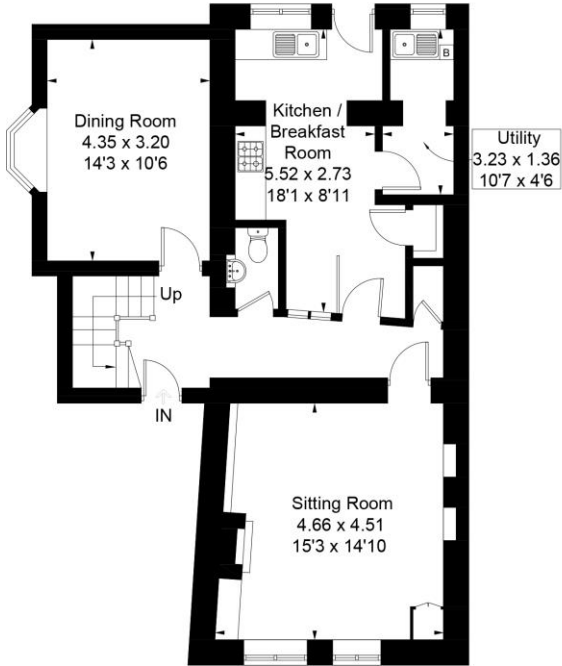
From the centre of Malmesbury, follow Gloucester Street into Abbey Row then at the end of the Road at The Triangle turn right. Immediately turn left after The Three Cups Inn into St Marys Street and follow the road round to the left into West Street to locate the property on the right hand side on the corner of Glovers Court.

Postcode SN16 0AR.

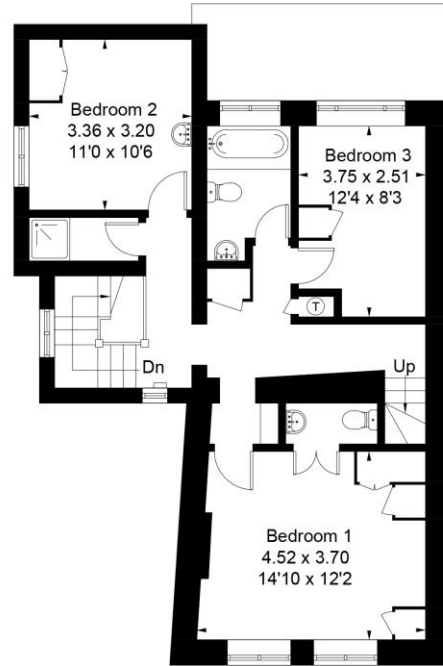
What3words: ///fuels.coil.toasters



Approximate Floor Area = 159.5 sq m / 1717 sq ft



Ground Floor



First Floor



Second Floor

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