



**2 Parsonage Cottages, Pinkney, Malmesbury, Wiltshire, SN16 0NZ**

CURT  
COTTAGE

Attractive 17th Century Cotswold stone cottage  
 2 generous double bedrooms  
 Beautifully landscaped south-west garden  
 Cosy living room with wood-burner  
 Light and airy kitchen/dining room  
 Stone built home office with underfloor heating  
 Updated bathroom  
 Original character features  
 Peaceful rural hamlet setting  
 Views over fields opposite



01666 840 886  
 jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £595,000**

Approximately 1,186 sq.ft excluding outbuilding

‘Set down a quiet leafy lane, this attractive 17th Century Cotswold stone cottage boasts impressive original character sympathetically styled with contemporary upgrades’



### The Property

2 Parsonage Cottages is an attractive Cotswold stone terraced cottage showcasing a wealth of fine period character throughout complemented by a sympathetic light and airy extension at the rear. Believed to date back to the 1600s, the cottage is positioned along a quiet leafy lane within the hamlet of Pinkney located just a mile from the larger village of Sherston. Spanning over three floors via a beautiful original elm staircase with wide-board steps, the accommodation extends in all to 1,186 sq.ft and is enhanced by the new addition of an external home office.

On the ground floor, the front porch opens to the cosy living room featuring a wood burning stove and has a store room off ideal for coats storage and space for utility appliances. The impressive kitchen/dining room is filled with natural light through newly installed bi-folding doors superbly connecting the accommodation to the sunny garden. There is a high vaulted ceiling over the dining area with exposed beams and stone walling whilst the beautifully fitted kitchen units have timber worksurfaces. From the spacious landing, on the first floor there is a double bedroom and an

updated stylish bathroom with a roll-top bath. On the top floor there is a magnificent main bedroom with high vaulted ceiling and exposed timber beams. From here, there is a pleasant outlook over the countryside opposite.

The cottage is accompanied by both front and rear gardens which have been recently landscaped. The front garden is laid for easy maintenance bound by Cotswold stone walling. The south-west facing rear garden has been thoughtfully landscaped into three principal terraces. Adjoining the bi-fold doors is a secluded gravelled seating area whilst steps lead up to a raised patio terrace. Further steps continue to the top lawn level with planted borders and raised timber beds. In the far corner there is a stone-built outbuilding which has been converted into a fantastic home office complete with a WC. This studio has power, lighting, underfloor heating and WiFi installed. On street parking is easily available in front of the cottage.

### 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.

### Additional Information

We understand the property is Freehold with oil-fired central heating, private septic tank drainage, water and electricity. The property is located within

the Cotswold Area of Outstanding Natural Beauty. Ultrafast broadband is hardwired connected to the property and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band D.

### Directions

From Sherston, follow the B4040 towards Malmesbury. After approximately a mile enter Pinkney and as the road drops down the hill, take the left hand turn at the staggered crossroads. Locate the property after a short distance on the left. Postcode SN16 0NZ  
 What3words: ///rocker.whimpered.slowness





Total Area: 110.2 m<sup>2</sup> ... 1186 ft<sup>2</sup> (excluding outbuilding)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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			
England & Wales		EU Directive 2002/91/EC	



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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