



**Crudwell Court Cottage, Crudwell, Wiltshire, SN16 9EW**



Detached period house  
 Superb smallholding arrangement  
 3 bedrooms, 3 reception rooms in the main house  
 Substantial self-contained 1 bedroom annexe  
 Outbuildings with scope for converting  
 Gardens and paddocks of 1.57 acres  
 Private gated parking  
 Sought-after village close to amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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## Price Guide: £1,650,000

Main house 2,271 sq.ft

Annexe 1,173 sq.ft

Outbuildings 1,712 sq.ft

‘An impressive smallholding located in the desirable village of Crudwell comprising a characterful 3 bedroom detached house, substantial 1 bedroom annexe, outbuildings and 1.57 acres of grounds’



### The Property

Set within 1.57 acres, Crudwell Court Cottage is a characterful and most attractive detached natural stone house located in the ever popular village of Crudwell, just a short walk from the pub and primary school. The property is accompanied by many favourable attributions including a detached 1-bedroom annexe, former stable yard and paddock.

Internally, the accommodation is generously proportioned throughout extending to around 2,271 sq.ft. The ground floor comprises three reception rooms, an entrance hall and kitchen/dining room. The kitchen/dining room features a vaulted ceiling and dual bi-fold doors flowing out to a seating terrace. Both the study and the living room have fireplaces. On the first floor, there are three bedrooms. The main bedroom features an impressive exposed timber beamed ceiling and plenty of fitted wardrobes. One of the bedroom benefits from an en-suite shower room whilst the family

bathroom is equipped with both a shower unit and traditional roll-top bath.

The substantial annexe (1,173 sq.ft) is a fantastic addition having been constructed in 2022 from a former farm building finished with traditional Cotswold stone elevations and contemporary tin cladding. Set behind a five-bar gate with its own parking area, the annexe is self-contained complete with its own garden and benefits from underfloor heating via an external boiler. The accommodation is filled with natural light and has exceptional ceiling height. Designed as open plan, the reception space includes a fitted kitchen, dining area and living room with wood-burning stove. Bi-fold doors connect to the garden. The bedroom is king-sized with fitted wardrobes beside the bathroom which has both a stylish free-standing bath and shower unit. The garden is arranged to the rear and is of good-sized landscaped with a patio terrace and raised lawn adjoining the paddock and a separate kitchen garden to the side.

Behind the main house there is a courtyard style garden which incorporates the L-shaped stable block. The stables have an abundance of charm with many original features comprising 8 loose boxes and a store room. There is a separate former tack room which is of substantial size complete with power and lighting. There is fantastic scope to evolve the outbuildings into further additional ancillary accommodation such as a home office or gym, subject to any necessary planning. Beyond the stables and the annexe, there is a fenced 0.80 acre paddock which backs onto the surrounding farmland.

### Situation

Crudwell is situated between Cirencester and Malmesbury and has a strong community spirit, a sought-after primary school, a charming Grade I listed medieval church, an active village hall with a Pre-school, Play Group, Scouts, Girl Guides and tennis club. The village has a Post Office counter and has

an enviable reputation amongst food lovers with The Potting Shed as well as the Rectory Hotel. There is excellent shopping available locally in Cirencester and Malmesbury. Both have good Secondary Schools and Cirencester has a higher educational college and nearby the famous Royal Agricultural College (now University). Many residents commute to either London or Bristol with only a short drive to Junction 17 of the M4 whilst Kemble Station is about 4 miles distant which has a frequent service to both London Paddington and Cheltenham.











### Additional Information

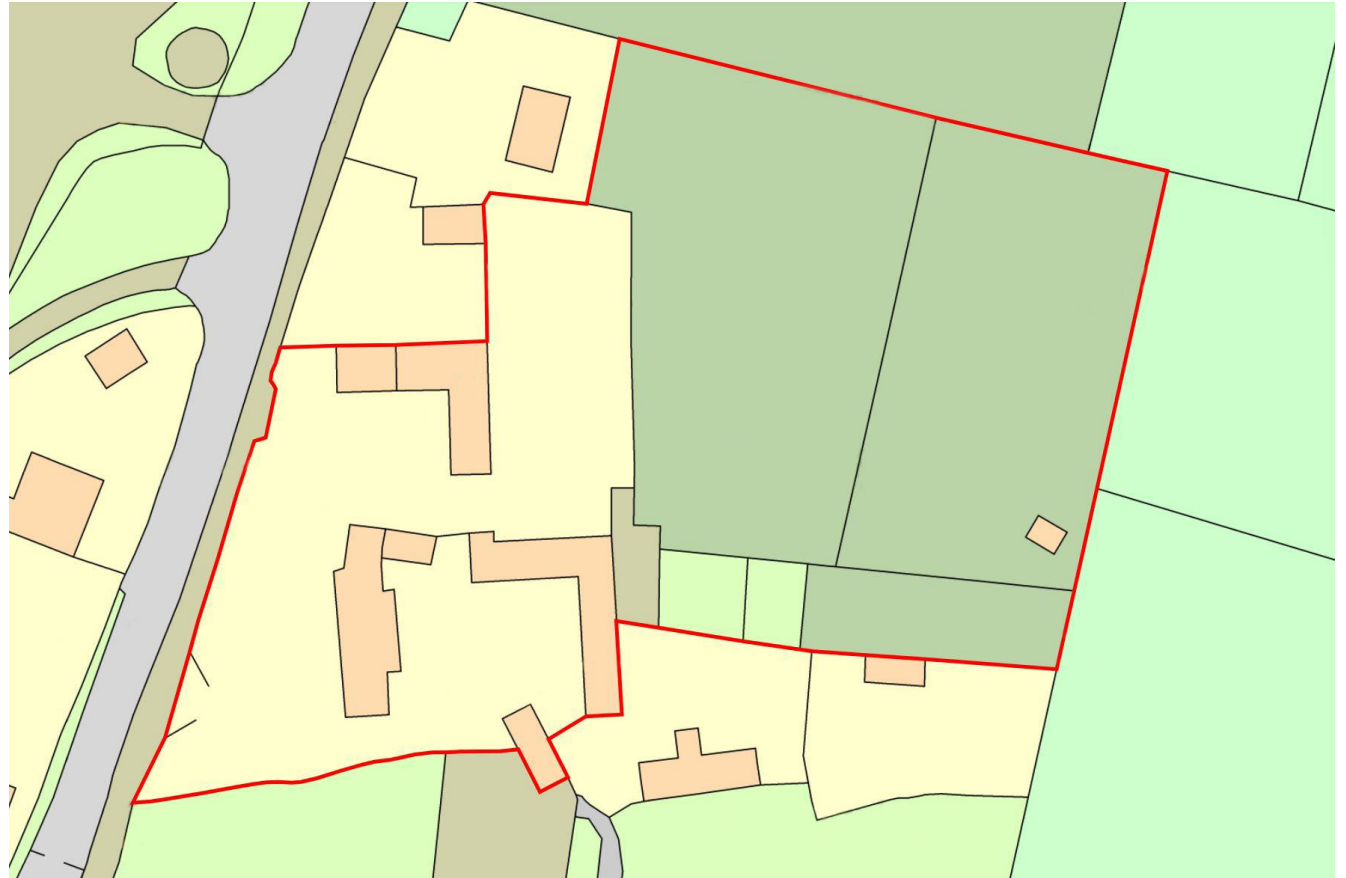
The property is Freehold with oil fired central heating, mains drainage, water and electricity. The property is located within a conservation area. Ultrafast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band G.

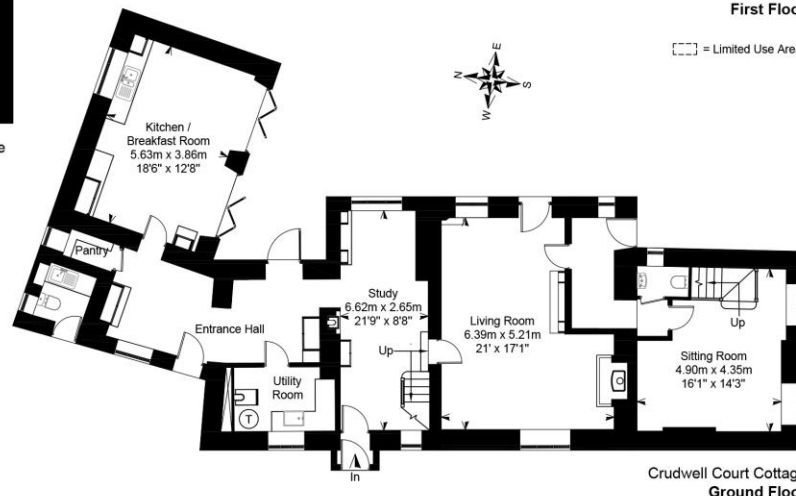
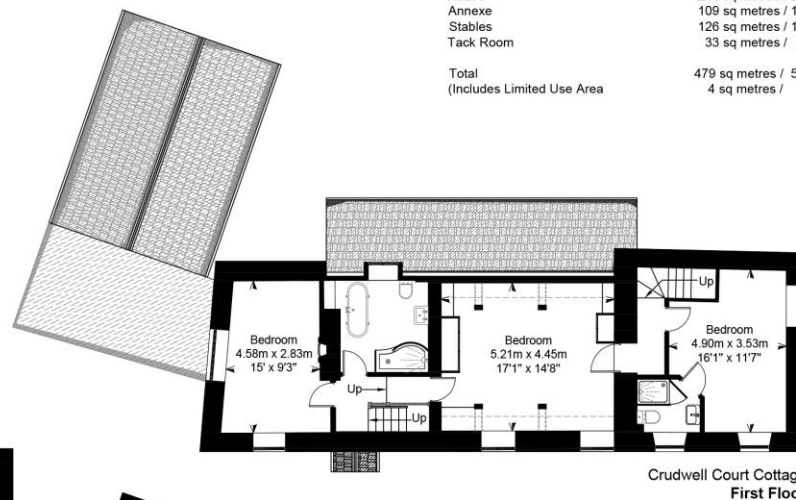
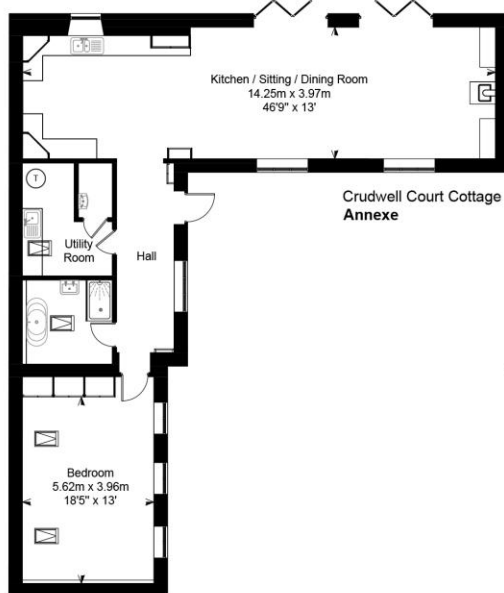
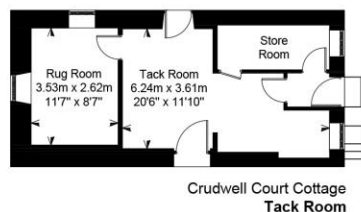
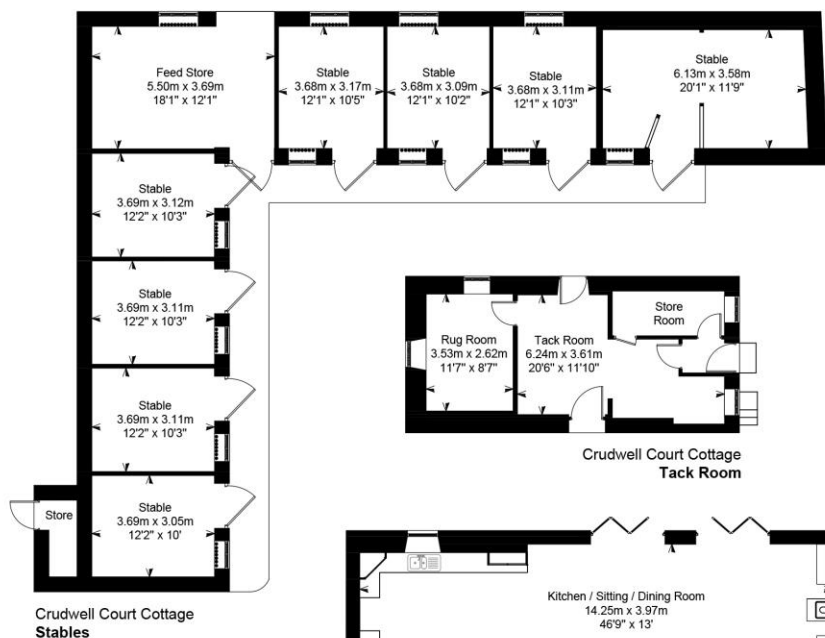
### Directions

From Malmesbury, follow the A429 to Crudwell. Proceed through the village, pass the school and the Potting Shed, and locate the driveway entrance to Crudwell Court Cottage as the second to last on the right hand side before leaving the village.

Postcode SN16 9EW

What3words: ///bedspread.liquids.scooped



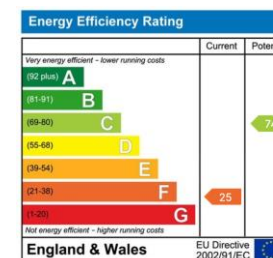


## Crudwell Court Cottage, Crudwell, Wiltshire,

House  
Annexe  
Stables  
Tack Room  
  
Total  
(Includes Limited Use Area)

Approximate IPMS2 Floor Area  
211 sq metres / 2271 sq feet  
109 sq metres / 1173 sq feet  
126 sq metres / 1356 sq feet  
33 sq metres / 356 sq feet  
  
479 sq metres / 5156 sq feet  
4 sq metres / 43 sq feet

## Main House EPC



## Annexe EPC

Simply Plans Ltd © 2024  
07890 327 241  
Job No SP3442  
This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.  
IPMS = International Property Measurement Standard

Outbuildings  
Not Shown In Actual Location Or Orientation

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