



JAMES PYLE & CO.



BLOUNT
& MASLIN
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Sold

26 St. Johns Street, Malmesbury, Wiltshire, SN16 9BW

Grade II listed period cottage
Impressively renovated and upgraded
Immaculately presented throughout with
character features

2 double bedrooms

Living room with wood-burning stove

Fitted kitchen

Bathroom with roll-top bath and separate shower

Low maintenance garden

Town centre location

Chain free



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £335,000

Approximately 686 sq.ft

‘Set within striking distance of the High Street, this Grade II listed cottage has been subject of an impressive renovation with the utmost attention to detail creating a beautiful, immaculate home’



The Property

This impressive period cottage is located within striking distance of Malmesbury High Street and an abundance of amenities. Grade II listed and dating back to the early 19th Century, the cottage has been meticulously renovated with an exceptional level of detail sympathetically retaining much of its charm and character including the original front door, sash windows, exposed stone walls and timber beams. The cottage has been a highly successful holiday let whilst it equally offers a beautiful turn-key home ready to move into.

The immaculately presented accommodation spans over three floors extending to around 686 sq.ft. A 5-zone underfloor heating system warms the ground floor and first floor via an upgraded modern electric combi-boiler. The ground floor features beautiful limestone flooring throughout and comprises a front reception room, kitchen and WC. The characterful living room has a cosy wood-

burning stove at the focal point inset a stone fireplace and fitted storage surround. The kitchen is fitted with matte finished units and integrated appliances whilst an external store has plumbing for a washing machine. There has been much careful thought to utilise storage within the cottage with the timber staircase disguising clever integrated drawers. On the first floor, there is a double bedroom and the bathroom which features a magnificent copper roll-top bath and large shower unit. There is a further top floor double bedroom.

Behind the cottage, there is a courtyard style garden ideal for alfresco dining, plus steps leading up to a further garden area, all designed for easy low maintenance. There is unrestricted on-street parking within St. Johns Street.

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

The property is Freehold with electric heating via an underfloor heating system, mains drainage, water and electricity. The property is

Grade II Listed and located within a conservation area. There are rights of way for neighbouring cottages within the garden area. Superfast broadband is available and there is good 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 B.

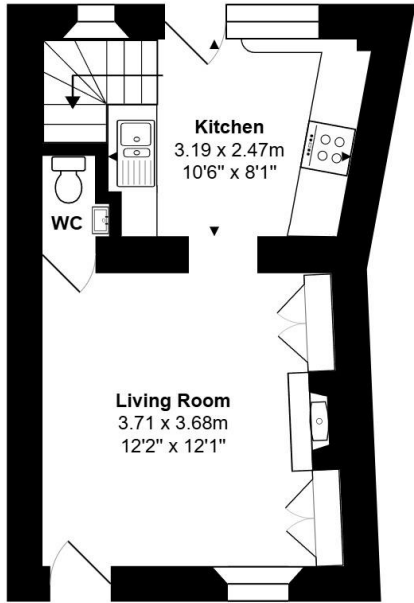
Directions

From the High Street, head south towards Waitrose. At the foot of the High Street and before the bridge, take the left hand turn into St Johns Street. Locate the property on the left hand side down the street.

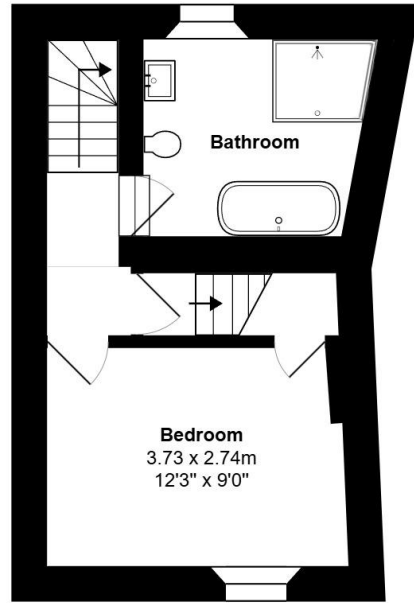
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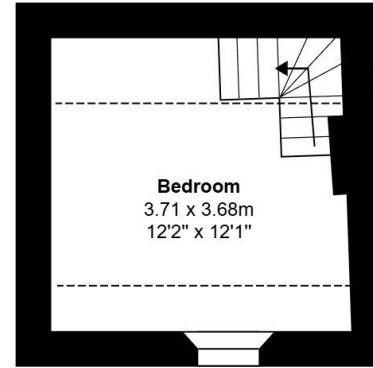




Ground Floor



First Floor



Second Floor



Total Area: 63.8 m² ... 686 ft²

All measurements are approximate and for display purposes only



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