

- **£8,000 Stamp Duty Contribution**
 - **Full Flooring Package***
- Now included**



Mermaid Court, Christian Malford, SN15 4FS

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PROPERTY SALES & LETTINGS

- Impressive Grade II Listed Conversion
- Court Yard garden
- 3 Bedrooms
- 3 x Allocated Parking

- c1700 Sq Ft Accommodation
- 3-Storey Accommodation
- 2 Receptions
- Quality Fitted Kitchen with Built-in Appliances

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PROPERTY SALES & LETTINGS

Coopers Lodge, 2 Mermaid Court

Christian Malford, SN15 4FS

£585,000

"Coopers Lodge" is a deceptively spacious and wonderfully charming 3 bedroom cottage being one of three properties forming what was the former Mermaid Inn public house. This stunning renovated Grade II listed building which has been sympathetically converted forms part of 7 dwelling private court yard setting. Entrance to this particular property is via the original front entrance to this former pub into an entrance hall and then in turn to the impressive open plan living/dining room and kitchen with feature beams, high ceilings and impressive fireplace complete with a log burning stove. The quality fitted kitchen with fitted Bosch appliances, including a wine chiller, sits neatly under the vast quartz worktops with matching upstands. A split level inner hall leads to a cloakroom, an under-stair boiler room and an inviting separate snug. A split level landing with magnificent high ceilings and skylight gives access to two double bedrooms, the master with a fully tiled en-suite shower room and a very tastefully presented and impressive bathroom with separate double width shower. A further staircase then rises to the second floor to a third bedroom/study with views over the attractive stone tiled roof line. Externally there is a maintenance free patio and 3 allocating parking spaces. Benefits include flooring to the ground floor (Fitted) and a state of the art Air Source Heat Pump heating with underfloor heating to the ground floor. This property is ideally suited for those wanting a quality and spacious home with little outdoor maintenance.

This exclusive Mermaid Court is an exciting and unique opportunity to be apart of 7 exquisitely detailed homes which can be found in the heart of the village of Christian Malford. This sympathetically designed, quality development positioned in the grounds of what was formerly, The Mermaid public house is an impressive historic building with Grade II listed status. The original Mermaid Inn was

built as a farmhouse by the Meux family, who were major land owners in the 1800's. The licence was transferred from the first thatched Inn around 1870 and was run by the Newman Family for over 40 years before being extended c1954. This well-known coaching house eventually closed its doors, for the last time, in 2010 allowing for this exiting new lease of life. The public house itself has been converted into three, 2 & 3 bedroom properties, ranging in size from c1100 sq ft to an impressive 2260 sq ft retaining a wealth of character throughout whilst providing spacious and light modern living. In addition, this conversion is complemented by architecturally designed 4 & 5 bedroom homes - comprising of a pair of 4 bedroom, 3 storey semi detached properties with oak framed car ports and two individual 5 bedroom detached homes, each with impressive plots and double car ports. All of these properties are set in an attractive courtyard setting which dovetails perfectly into the surrounding village.

Christian Malford

This picturesque Wiltshire village is mentioned in the Domesday book, with artefacts discovered in the area, indicating settlements dating back to times earlier than 3000bc. Today, this exceedingly well-served and genuinely friendly village has a 13th-century church, an excellent primary school, village shop, post office, village hall, and a leisure area with a pavilion. Malford Meadow - a 12 acre wildlife meadow is a village amenity available to all residents for use as a community and where the protection of wildlife is a priority. The village lies on the B4069 west of the River Avon and also just south of the M4 making it an ideal commute to Bath, Bristol, Swindon and London, whilst the nearby Towns of Malmesbury, Chippenham and Royal Wootton Bassett cater for everyday shopping needs. Extending slightly outside the village parameters, there are a number of charming country pubs renowned for their excellent food.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band New Build For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Management Fee

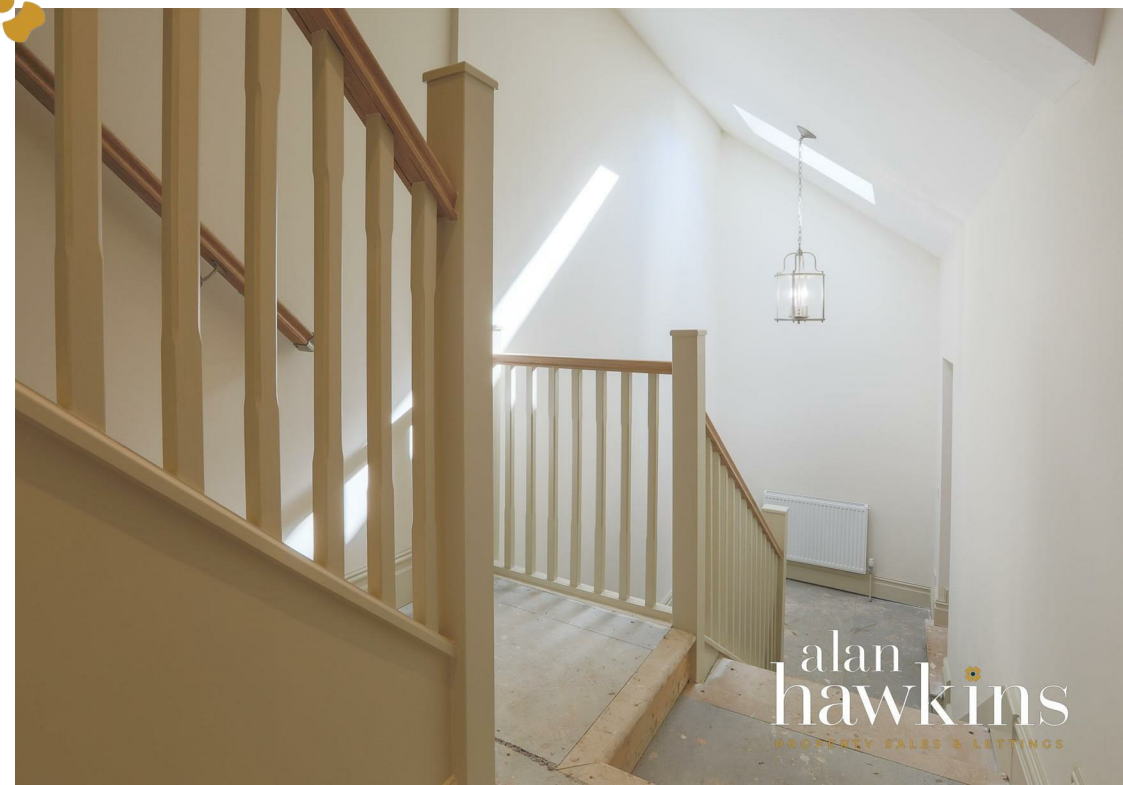
£150 + Vat p/a

Services

Mains Drainage
Electric Air Source Heat Pump
Full Fibre Internet Connection

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	84
England & Wales		EU Directive 2002/91/EC







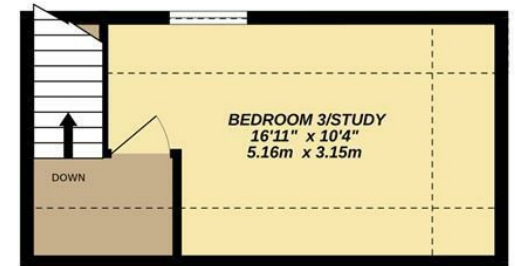
GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



2ND FLOOR
211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA : 1692 sq.ft. (157.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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