

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## Bluet House, Gloucester St, Malmesbury Price Guide £995,000

An exceptional medieval home (2972 sq ft) with garage, parking and an undercroft, (in all 3781 sq ft) in heart of the town with fabulous views to the rear.

4 bedrooms, 2 bath/shower rooms. Hall, cloakroom, sitting room, study, kitchen/breakfast room, laundry/boot room, pantry, boiler room.  
Delightful garden, enjoying a westerly aspect.



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# Bluett House Gloucester St, Malmesbury

## The Property

This wonderful medieval home is Grade II Listed and has a stunning 15th Century undercroft which forms part of the original town fortifications. The main house at the rear is late 17th century, with mid 19th Century frontage. Since purchasing the property in 2007, the current owner has undertaken a stunning refurbishment with meticulous attention to detail. Period features are evident throughout and the garden has been landscaped and provides a beautiful setting from where you can enjoy the stunning sunset over the river valley below. The garage, with home office over and parking, make this a truly exceptional package. It is often the case that you shouldn't judge a book by its cover, and this truly exceptional home must be viewed to fully appreciate.

## The Accommodation

The front door has an intercom and is flanked by sash windows. It opens into a magnificent reception hall, with a period marble fireplace. At the rear is a cloakroom and coats cupboard. The dual aspect drawing room enjoys the lovely open rear aspect and has a period corner fireplace. On the lower floor there is a butlers pantry with steps down to a library with extensive bookshelves and concealed access to the stone undercroft. The kitchen/breakfast room at the rear has french doors onto a deck, a fitted log burner and a larder. On the first floor are two lovely bedrooms. The one at the front has a fireplace and storage. The adjacent bathroom has a shower over the bath. At the rear is a

lovely dual aspect beamed bedroom. There is a further bedroom on the second floor and a shower room. The final bedroom is currently used as a dressing room.

## Outside

The gardens are a delightful feature and are terraced with lovely stone walls and very well stocked borders cleverly designed to provide colour throughout the year. There are numerous seating areas and a summerhouse. Steps lead down to the home office with roof lights and stairs down to the garage which has a cloakroom off.

## General

All mains connected. The gas boiler is in the dressing room and supplies central heating and hot water. Council Tax Band D - £2,399.42 payable for 2024/25. There is no EPC as the property is Listed. All garden statutory is specifically excluded from the sale.

## Viewing

By prior appointment with the joint agents, Blount & Maslin - Janice Adams 01666 825725 jadams@blount-maslin.co.uk or Lindsay Cuthill 07967 555 545 lindsay@bluebookagency.com

## Directions to SN16 0AA

Proceed up the High Street and at the Market Cross bear left onto Gloucester Street. Continue around the bend and the property is on your left. The garage and parking are situated in Burnnivalle.



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.