

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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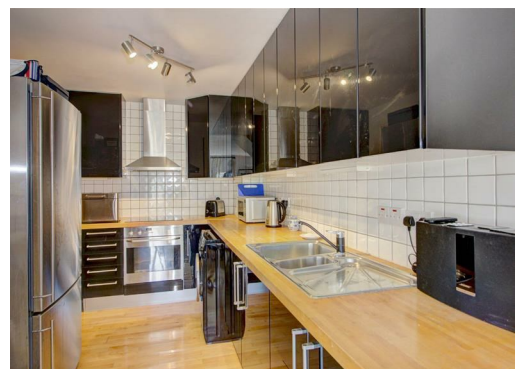
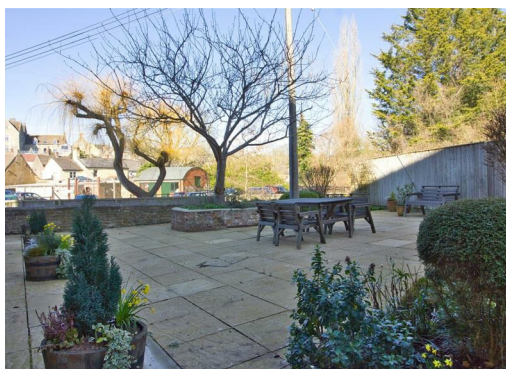


## 13 Inner Silk Mills, Malmesbury

Price Guide £325,000

A spacious 2 storey apartment (1183 sq ft) in a prominent Listed former silk mill with the benefit of a private garage and parking

Large hall, light and airy open plan kitchen/dining/sitting room. 3 bedrooms. Bathroom and separate shower room. Communal gardens, garage and private parking.



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# 13 Inner Silk Mills, Malmesbury

## The Property

The Inner Silk Mill is a substantial Grade II listed building believed to date from the late 1700s. It is situated on the southern edge of the town, adjacent to the river and close to amenities. This delightful 3 bedroom character apartment offers easy maintenance and security, and boasts a wealth of exposed roof timbers and trusses, enhancing its charm. The property is accessed via a communal entrance lobby, which includes an entry phone system for added security, and a lift providing convenient access to the third floor. The large south-facing windows flood the space with natural light, creating a bright and welcoming atmosphere throughout. A split-level landing adds to the sense of space, with the master bedroom featuring a useful mezzanine area. Outside there is a paved communal garden adjoining the building. A private single garage and parking is a short distance away.

## Tenure

Although the property is technically Leasehold, the purchaser on completion will receive a £1 share in ISM (Malmesbury Ltd), who own the freehold. The maintenance charge is currently £1750.00 per annum for 2025. This covers building insurance, lift maintenance and insurance, cleaning and electricity charges for the internal communal areas as well as garden maintenance, refuse collection and external water and electricity charges.

## General

All mains connected. Gas boiler for central heating and hot water. Council Tax Band D - £2227.77 payable for 2025/26. EPC rating n/a as a Listed Building.

## Malmesbury

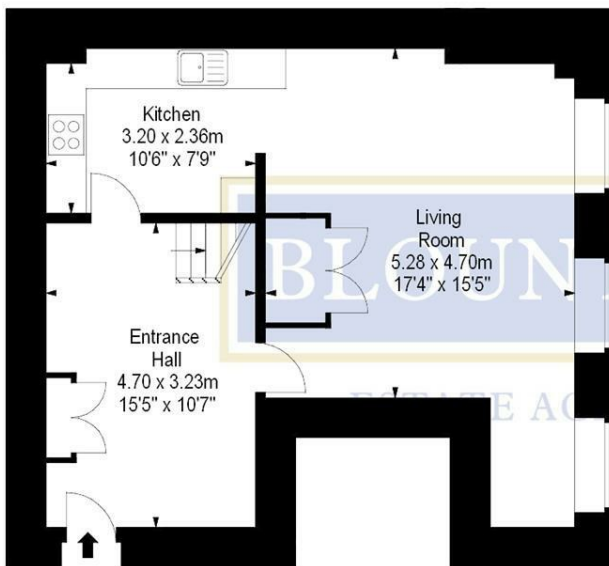
Reported to be England's oldest borough, dating from around 880AD, Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham and Kemble.

## Directions to SN16 9LP

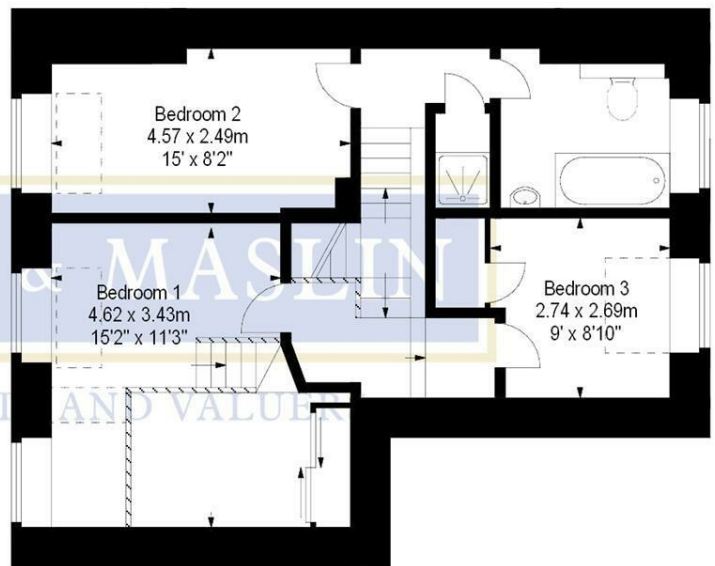
Proceed down Malmesbury High Street, over the river bridge and the Silk Mill is on your left hand side, through the archway of The Outer Silk Mills, and The Inner Silk Mills is directly ahead.



Approx. Gross Internal House Area \*  
109.90 M<sup>2</sup> - 1183 Ft<sup>2</sup>



Third Floor



Fourth Floor

Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice