



MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



The Old Dairy  
Malmesbury, SN16 9EY  
Guide price £1,350,000



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Looking for individuality? Look no further. The Old Dairy is a one-of-a-kind, detached Cotswold home that beautifully blends historic charm with modern living.

### Full Description

Originally a dairy barn dating back to the 1800s, this home has been meticulously restored and enhanced with a design paying homage to the Roman heritage of the area, with the property arranged around a peaceful central courtyard that maximizes light and space. The property features state-of-the-art energy-saving features, including an air source heat pump, superior insulation, a heat recovery ventilation system, and underfloor heating.

At the heart of the home, the welcoming entrance hallway features a porcelain tiled floor and a vaulted ceiling, with large windows allowing natural light to flood in. Sliding doors from the hallway open to the central courtyard, seamlessly connecting the indoor and outdoor spaces. Leading from the hallway, the bright and airy lounge is a perfect space for relaxation, with French doors opening to both the courtyard and the paved garden terrace. Double sliding doors connect the lounge to the spacious kitchen-diner, which boasts French doors to the outside, integrated appliances, storage, and an electric AGA, in a rather scrummy pink. Floor-to-ceiling windows in the kitchen and sitting room provide captivating views that extend from the courtyard, through this open reception space, out to the garden, and beyond to the rolling countryside.

Adjacent to the kitchen, the utility room is equipped with a Belfast sink, storage cupboards, and a double oven for those rare days where the AGA just won't do! There is also a separate larder for added convenience.

The library surrounding the courtyard connects the main living areas to the bedroom accommodation, continuing the home's airy and light-filled design with a vaulted ceiling and large windows.







The ground floor houses two bedrooms. The luxurious main bedroom is a true highlight, featuring a vaulted ceiling with an impressive mezzanine art gallery with adjustable lighting, a log-burning stove, and an en-suite shower room. A further bedroom on the ground floor comes with built-in cupboard space and direct access to a bathroom, and an option for a further bedroom, currently serving as an office, complete with an en-suite shower room.

On the first floor, two further well-proportioned bedrooms offer built-in storage, with a shared shower room nearby.



Externally, the property offers gated access from both sides, with ample parking available. To one side, there is an outbuilding that includes a workshop and storage area, the opposite side, you'll find a wine store, boot room with lighting and power, garden shed, and greenhouse. The expansive south-facing garden, largely laid to lawn, enjoys uninterrupted views over the surrounding fields and countryside.



### Further Information

Tenure: Freehold

Services: Mains gas, electricity, water and drainage. Gas central heating.

Council tax band: G

Local authority: Wiltshire Council.

Tel. 0300 456 0100





