



**The Old Malthouse High Street, Wickwar Wotton-Under-Edge GL12 8NP**



**welcome to**

## **The Old Malthouse High Street, Wickwar Wotton-Under-Edge**

**\*\*CHARACTER PROPERTY\*\*WESTERLY FACING GARDEN\*\*** A five/six bedroom period family home located in the sought after location of Wickwar. Accommodation comprises; Entrance, Cloakroom, Study, Three reception rooms, Kitchen/Diner, Utility room, Five/Six Bedrooms, Ensuite & Generous Family Bathroom.

### **Entrance Hall**

Door to front, feature open Malting oven, feature beamed wall, radiator, open to ground floor lounge & study/ well room, tiled flooring

### **Cloakroom**

W/C with hidden cistern, wall mounted wash hand basin, spotlights, extractor fan, part tiled walls, tiled flooring

### **Study/ Well Room**

14' 8" x 10' 3" ( 4.47m x 3.12m )  
Doors to cloakroom & dining room, open to kitchen/diner, space for chest freezer, feature well, radiator, feature beamed wall, spotlights, tiled flooring

### **Dining Room**

16' 2" x 11' into recess ( 4.93m x 3.35m into recess )  
Double glazed French door to garden, spotlights, radiator, tiled flooring

### **Ground Floor Lounge**

15' 9" x 19' to the back of stairs ( 4.80m x 5.79m to the back of stairs )  
Two single glazed windows to front with secondary glazing, feature beamed ceiling, stairs to first floor, radiator

### **Kitchen/Diner**

19' 7" x 11' 6" ( 5.97m x 3.51m )  
Double glazed door & secondary double glazed window to rear, door to Utility & Lounge, a fitted kitchen with both wall and floor units with work surfaces over, 1 1/2 bowl stainless steel sink & drainer, tiled splashback, space for dishwasher, space for range cooker, feature original bread oven, spotlights, radiator, tiled flooring

### **Utility Room**

Floor units with stainless steel sink & drainer over, space for fridge freezer, space for washing machine, shelving, part tiled walls, tiled flooring.

### **Landing**

Single glazed window to front with secondary glazing, stairs to second floor, doors to first floor rooms, radiator, feature beamed ceiling.

### **First Floor Lounge**

22' 3" x 12' ( 6.78m x 3.66m )  
Double glazed patio door to balcony overlooking garden, coved ceiling, two radiators, feature wood burning stove with oak mantle & flag stone hearth

### **Bedroom One**

13' 5" x 13' ( 4.09m x 3.96m )  
Secondary double glazed windows to front, feature stoned wall, feature brick wall, fitted wardrobes, feature radiator

### **Ensuite**

Velux style window to rear, low level w/c, wash hand basin, shower cubicle, part tiled walls, radiator, feature beamed ceiling

### **Bedroom Two**

17' x 10' into door recess ( 5.18m x 3.05m into door recess )  
Double glazed window to rear, radiator, fitted wardrobe area, wash hand basin

### **Bedroom Three**

12' 3" x 7' 8" ( 3.73m x 2.34m )  
Secondary double glazed window front, radiator

### **Bathroom**

Double glazed window to side & Velux style window





to south, low level w/c, wash hand basin, tiled enamel bath, shower cubicle, towel radiator, radiator, airing cupboard housing water tank, boiler & heating controls, part tiled walls

#### **Bedroom Four**

14' 10" max x 12' 5" max ( 4.52m max x 3.78m max )

Double glazed window to rear, fitted wardrobe, radiator

#### **Bedroom Five**

10' 2" x 8' 5" ( 3.10m x 2.57m )

Velux style window to side, eaves storage, fitted shelving

#### **Bedroom 6/Study**

16' 6" max x 10' 6" ( 5.03m max x 3.20m )

Velux style window to front, radiator, fitted desk, loft bed, feature beams



***view this property online*** [allenandharris.co.uk/Property/CPS104720](http://allenandharris.co.uk/Property/CPS104720)

