



**Beneath The Wall House, 14 St. Johns Street, Malmesbury, Wiltshire, SN16 9BW**

Fascinating Grade II Listed period cottage  
Private, hidden away position  
Located in the heart of Malmesbury  
Surprisingly large garden  
Reception room with wood-burning stove  
Character features throughout  
Refitted kitchen  
3 bedrooms, 2 bathrooms



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £350,000**

Approximately 995 sq.ft

‘Hidden away within a private secluded setting, this Grade II Listed period cottage is a fascinating, unique home accompanied by a surprisingly large garden, all located in the centre of Malmesbury’



## The Property

Beneath The Wall House is a fascinating Grade II Listed period cottage hidden away from prying eyes and yet centrally located in Malmesbury town centre. Dating back to the 17th Century, the cottage displays a plethora of charm and character including exposed timber beams, sash windows, and original wide-plank floorboards. This unique home offers accommodation of around 995 sq.ft spanning over three floors.

On the ground floor, the reception room has a large fireplace with wood-burning stove inset at the focal point. The rear kitchen has been refitted and has a convenient side door leading to the street. On the first floor, there are two bedrooms and an additional versatile room which can be utilised as a home office amongst other uses. This room has an enchanting access out to the garden through a Velux window-door. The main

bathroom is located on the first floor and has been sympathetically updated with a roll-top bath and circular basin over an exposed timber surface. The principal bedroom occupies the entire top floor comprising a characterful double bedroom complete with fitted wardrobes and newly refitted en-suite shower room.

From the street side, the cottage is hidden behind a door opening to a shared passageway which leads to the cottage positioned behind the terrace. Accompanying the cottage is an equally surprising garden which is of very generous size for a town centre property. The sunny garden is elevated at the same level as the first floor, accessed by steps. A lovely secluded seating area is positioned at the back of the cottage with steps up to a lawn terrace and additional terrace at the top. On street parking is available outside on St Johns Street.

## Situation

Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants including a new Aldi, Waitrose store and a regular weekly Farmer's market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

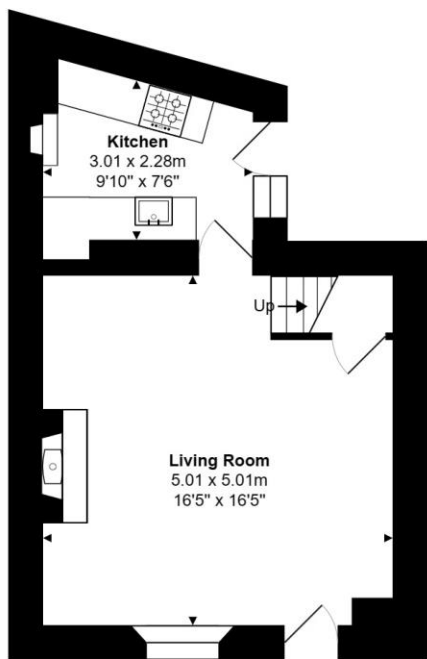
## Additional Information

We understand the property is Freehold with mains gas central heating, mains drainage, water and electricity. Superfast broadband is available and there is excellent mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band C.

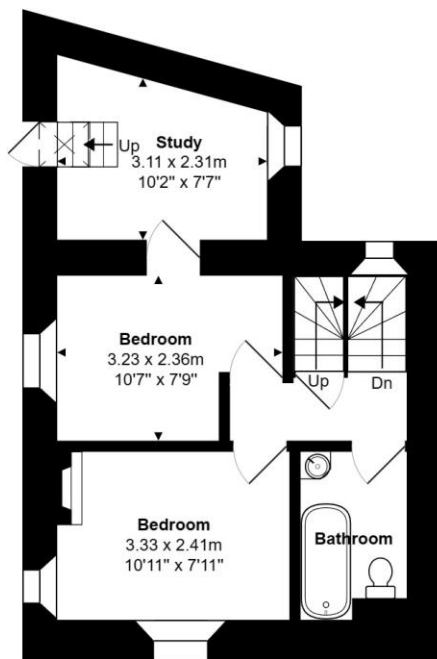
## Directions

From the High Street, head south towards Waitrose. At the foot of the High Street and before the bridge, take the left hand turn into St Johns Street. Locate the blue door entrance to the passage leading to no.14, indicated between no.12 and no.16. Postcode SN16 9BW  
What3words: ///blushed.amaze.punctual

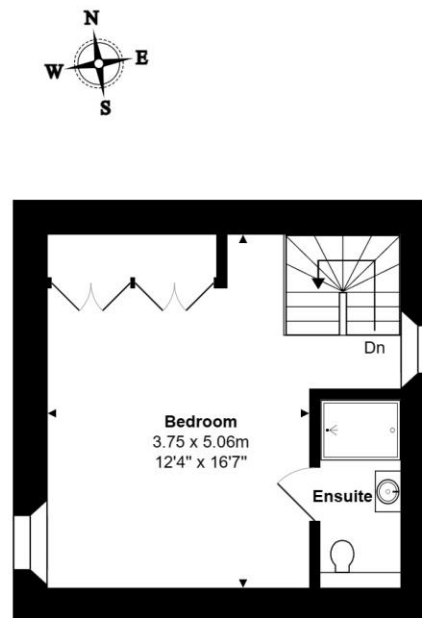




**Ground Floor**



**First Floor**



**Second Floor**



Total Area: 92.4 m<sup>2</sup> ... 995 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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