JAMES PYLE &CO.

23 Cliff Road, Sherston, Wiltshire, SN16 0LN

Period village house
Self-contained 2 bedroom cottage
3 double bedrooms in the main house
2 reception rooms
Open plan kitchen/dining room
4 bathrooms in all
Private off-street parking with EV charging
Westerly newly landscaped garden
Sought-after Cotswold village with excellent amenities
Remainder of RHI financial incentive payments

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NAEA ARLA The Property Ombudsman

The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £749,000

Approximately 2,036 sq.ft including the cottage

‘An elegant 3 bedroom period house coupled with a superb 2 bedroom self-contained cottage, situated close to the thriving centre of this sought-after Cotswold village’

The Property

Step back in time with this charming period house in the heart of the desirable village of Sherston. Nestled close to the thriving High Street and an array of amenities, this attractive property exudes character and charm at every turn.

Boasting a newly updated air-source heat pump heating system and a versatile self-contained cottage, this property offers a unique blend of old-world charm and modern convenience.

Spread over three floors, the main house features a delightful living room with a cosy wood-burning stove, an open-plan kitchen and dining area also with a wood-burner, and a rear reception room with garden access. Upstairs, two double bedrooms and a stylish family bathroom await, with the top floor hosting a spacious master bedroom complete with an en-suite shower room.

At the end of the garden sits The Cottage, a perfect retreat for a home office, secondary accommodation for relatives, or a holiday let. With its own kitchen, two flexible bedrooms with en-suites, and even its own air-source heat pump system, this additional 700 sq.ft of accommodation is a gem waiting to be discovered.

The newly landscaped garden with Cotswold stone planters and secluded patio terrace beckons you to unwind outdoors. Private parking for two cars is found on the drive to the side and an EV charging point provides added convenience.

In Sherston village, you'll find a close-knit community and picturesque surroundings. With the RHI grant scheme adding to the property's appeal with transferable future payments until 2028 (Currently, the house generates £1,749.04 p/a and the cottage receives £47.36 p/a). Imagine the possibilities this unique property offers - Book your viewing today and step into a world of timeless elegance and modern comfort.

Situation

The beautiful, ancient and much sought after village of Sherston with its broad High Street and historic stone houses is set in an Area of Outstanding Natural Beauty conveniently located on the edge of the Cotswolds. Sherston has a thriving community and offers many facilities, including a church, popular primary school, doctors surgery, Co-op shop and post office, coffee shops, hairdresser, Indian restaurant, garden centre and the highly regarded 16th century Rattlebone Inn, with its excellent food and friendly atmosphere. The facilities and amenities in Sherston more than adequately provide for everyday need with a whole host of societies and clubs meeting on a regular basis offering entertainment and social events for young and old alike. Schooling locally is second to none, with very good state and independent schools providing transport to and from the village on a daily basis. Close by are the market towns of Malmesbury and Tetbury which are both approximately 5 miles away. Malmesbury is reputed to be the oldest Borough in the country dating back to the 11th Century. Both towns offer a wider range of shops, services, schooling and leisure facilities. There are main line stations to London-Paddington at Kemble (14 miles) and Chippenham (12 miles) whilst Junctions 17 & 18 of the M4 are both within 15 minutes' drive providing convenient access to Bath, Bristol and Swindon.

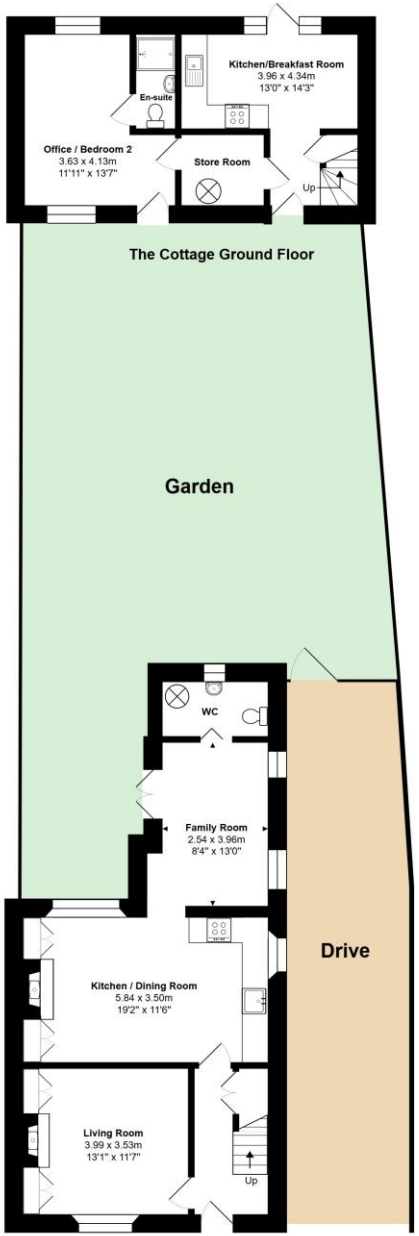
Additional Information

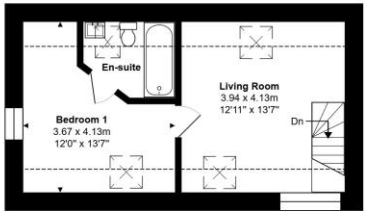
The property is Freehold with air source heat pump heating, a Smart water tank system, mains drainage, water and electricity. In addition, the cottage has PV panels providing electricity and a battery system installed. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast broadband is available and there is good mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Bands D (main house) and A (cottage).

Directions

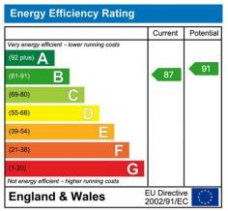
From the High Street, take the left hand turn opposite the shop into Court Street. Take the next left into Cliff Road opposite the playing fields and locate number 23 on the right hand side along the street.

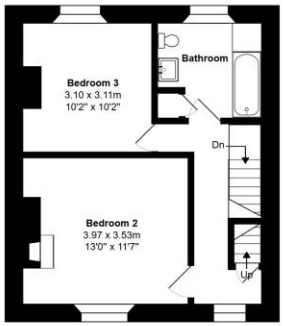
Postcode SN16 0LN
What3words: ///counts.panthers.shippers



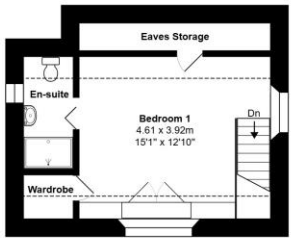


The Cottage First Floor





First Floor



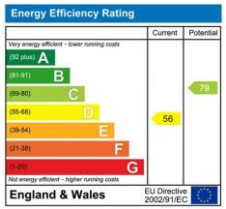
Second Floor

Total Area: 189.15 sq.m ... 2036 sq.ft

Total House Floor Area: 123.7 sq.m ... 1332 sq.ft

Total Cottage Floor Area: 65.2 sq.m ... 702 sq.ft

All measurements are approximate and for display purposes only



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