

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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The Old Cobblers , Malmesbury

Price Guide £260,000

Charming Listed cottage, situated in the heart of the town, within easy access to the river walk.

2 double bedrooms, including a landing area suitable for study, family bathroom with separate shower room. Sitting room with open fireplace. Spacious kitchen/breakfast room.

CHAIN FREE.



The Old Cobblers , Malmesbury

The Property

A Grade II Listed former cobblers shop dating back to mid 1800s, located in the heart of the town. The property retains many original features including exposed stone walling and beams. Extending to 1193 sq ft, it is deceptively spacious.

On the ground floor there is a sitting room with open fireplace, a separate dining space and, a good sized kitchen. A cellar also provides useful additional storage. The first floor offers a large double bedroom, a generous landing space suitable for use as a study area, and a shower room with a separate bathroom. A further large double bedroom is located on the second floor, enjoying lovely views to the rear.

General

All mains connected. A gas combination boiler provides central heating and domestic hot water. Council Tax band C - £2227.77 payable for 2025/26. An EPC is not required as the property is Grade II Listed.

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. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

Directions to SN16 9AL

Proceed down Malmesbury High Street, follow the road as it bears left and, between Nos 107 and 115, proceed down the passageway which leads to the cottage.

Approx. Gross Internal House Area *
110.83 M² - 1193 Ft²



Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice