



JAMES PYLE & CO.



50 Gloucester Street, Malmesbury, Wiltshire, SN16 0AA

Pretty Grade II listed cottage
Outstanding location opposite the historic Abbey
Characterful accommodation
2 bedrooms
Roof terrace with far-reaching views
Bathroom and en-suite
Town centre position close to many amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

Price Guide: £325,000

Approximately 711 sq.ft

‘Primely positioned opposite the Abbey, this characterful Grade II listed cottage features a plethora of charm’

The Property

Commanding a prime position within Malmesbury town, this historical cottage sits proudly opposite the magnificent Abbey and The Bell Hotel. Grade II listed and constructed in the 18th Century, the cottage features a very attractive symmetrical dormer gable frontage, while internally displaying an array of charm.

The traditional style accommodation spans over four floors. The ground floor opens to a cosy living room with a fireplace and electric burner inset, and double patio doors leading out to a delightful roof terrace with views over the town to the surrounding countryside. On the basement level, there is a characterful kitchen, a bathroom/utility, and an additional small outside terrace area. On

the first floor, there is a bedroom, while the top floor boasts the main bedroom which is dual-aspect complete with an en-suite.

There are plenty of on-street parking options available within the vicinity as well as public car parks.

This charming cottage has been a much-loved home and would also suit as a delightful holiday let in an enviable location.

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, and there is 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

The property is Freehold with mains gas, drainage, water and electricity. The

property is Grade II Listed and located within a conservation area. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information and mobile phone coverage. Wiltshire Council Tax Band C.

Directions

The property is located on Gloucester Street, opposite The Bell Hotel and Abbey.

Postcode SN16 0AA

What3words: ///scrap.breathing.exactly

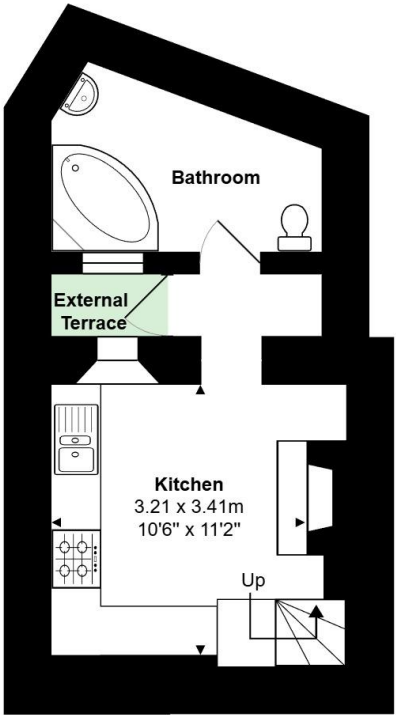


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

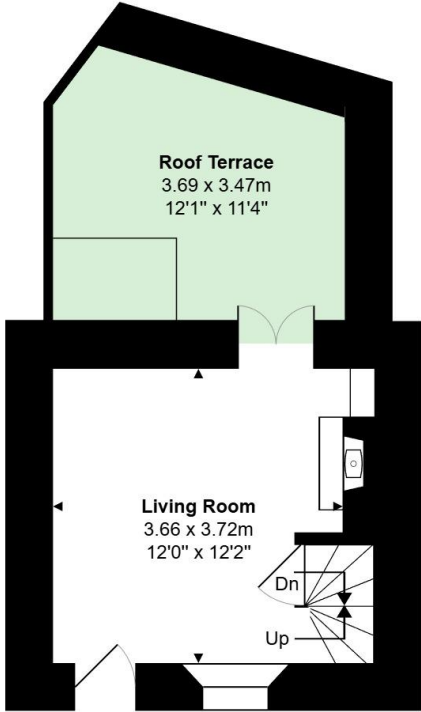


Total Area: 66.0 m² ... 711 ft² (excluding external terraces)

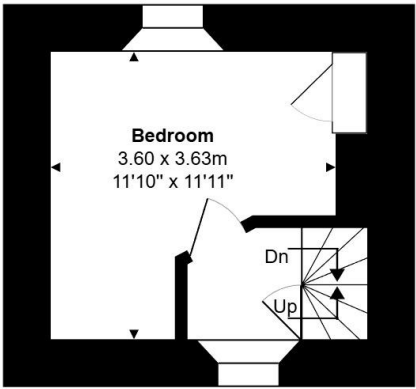
All measurements are approximate and for display purposes only



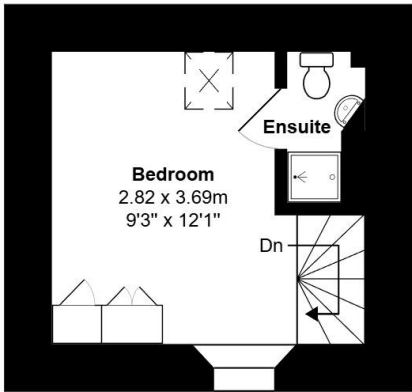
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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