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## *The Malthouse*

Tuners Lane, Crudwell, Malmesbury, SN16 9EH

Guide Price  
**£500,000**





# The Malthouse

Malmesbury, SN16 9EH

Freehold | EPC Rating - E

 2  1  2

Believed to date back to 1637, this enchanting two-bedroom end-terrace Cotswold stone cottage presents a rare opportunity to acquire a truly characterful home in a desirable village setting close to Malmesbury, with its church, pubs and schools nearby. Having been lovingly owned by the same family for 37 years, the property has been carefully maintained while preserving the warmth, charm and authenticity that make period cottages so special.

Positioned within a quiet cul-de-sac in a conservation area, yet not listed, the cottage enjoys the benefits of historic surroundings without the restrictions that often accompany listed status. The traditional Cotswold stone façade, mellow roof tiles and cottage garden setting immediately create a sense of timeless rural appeal.

Inside, the property reveals a wealth of period features, including exposed stone walls, substantial timber beams, two fire places with log burners (one with bread oven) and insulated flagstone flooring, combining historic charm with practical durability. The accommodation flows comfortably across two floors, offering inviting living spaces that reflect the cottage's long and happy history.



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The reception room provides a warm and welcoming space centred around a beautiful fireplace, perfect for cosy evenings. Beyond this, the charming dining room is a particularly impressive space, featuring exposed stonework, overhead beams and a large fireplace housing a stove — creating a wonderful setting for entertaining or family gatherings. French doors open onto the garden, allowing natural light to flood the room and seamlessly connecting the interior with the outdoor space.

The kitchen, located to the rear of the ground floor, is fitted with an electric range oven and offers a practical yet characterful cooking space in keeping with the cottage's traditional aesthetic.

Upstairs, the first floor provides two well-proportioned bedrooms, one featuring a charming stone fireplace, both enjoying pleasant outlooks across the surrounding village. A family bathroom with shower over bath serves the first floor.

Outside, the cottage enjoys a delightful enclosed garden, thoughtfully planted with mature trees, lawn and established planting including wisteria, lavender and jasmine. Natural stone pathways weave through the garden, creating a peaceful and charming outdoor environment ideal for relaxing or gardening.



Main  
Bedroom





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A patio area provides the perfect spot for summer evenings, while a garden shed with lighting and power offers practical storage. The garden provides a wonderful sense of privacy while remaining connected to the surrounding countryside. The property also benefits from off-street parking for two vehicles, a valuable feature within village settings.

For those wishing to enhance the accommodation, the property previously obtained planning permission for a two-storey side extension, and planning remains in place for a single-storey side extension, which would provide an entrance hallway, downstairs shower room and space for an additional room, offering excellent potential for future development if desired.

Over the years the cottage has benefited from several important improvements. Approximately 18 years ago the roof was removed, lined, refitted and insulated, while heating is provided by an external oil-fired boiler installed four years ago. The property also benefits from Gigaclear ultrafast broadband provision, ensuring excellent modern connectivity within this rural setting.

The village itself offers a wonderful sense of community and countryside living, with a popular farm shop and café, two pubs and two hotels — including a boutique hotel — all within easy reach, contributing to the relaxed yet vibrant atmosphere of village life.

The historic market towns of Malmesbury and Cirencester are both just a short drive away, offering an excellent range of independent shops, cafés, restaurants and everyday amenities set around their charming streets.

Second  
Bedroom



Well Sized  
Gardens



Well Sized  
Gardens



For commuters, the M4 Motorway (J17) provides swift access to Bristol, Swindon and beyond, while mainline services from Kemble railway station and Chippenham railway station offer direct connections to London Paddington Station in around 75 minutes.

Weekends can be spent exploring the surrounding countryside with its network of footpaths and bridleways, enjoying golf at nearby courses, racing at Cheltenham Racecourse or Bath Racecourse, theatre trips to Bath or Bristol, or watersports and lakeside walks at the Cotswold Water Park.

This is a home that offers charm without compromise — a rare opportunity to enjoy an authentic Cotswold cottage lifestyle in a beautiful and well-connected village setting.

Welcome Home....

rich  
iam

Driveway  
Parking



Cotswold  
Stone



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# Floorplan

Approximate Area = 1052 sq ft / 97.7 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2026. Produced for Richard James. REF: 1416078

**01793 855 117**

[rwb@richardjames.uk](mailto:rwb@richardjames.uk)

139 High St | Royal Wootton Bassett | SN4 7AY

[richardjames.uk](http://richardjames.uk)

