



📍 Old Castle House, 82 The Triangle, Malmesbury, Wiltshire, SN16 0AH

🏠 Guide Price £525,000

Located in the heart of the town, this substantial period townhouse presents a rare opportunity to restore and reimagine a property of considerable character.

- Historic Townhouse
- Retains Period Features With 15th Century Origins
- Magnificent Proportions 3304 sq ft
- Requires Restoration However Incredible Potential
- Four Bedrooms + Three Reception Rooms
- Kitchen, Utility/Boot Room & Cellar
- Three Useful Large Outbuildings + Garage
- South Facing Courtyard Garden
- Heart Of The Town
- No Onward Chain

🏡 Freehold

📊 EPC Rating D



Offered to the market for the first time in over 42 years, this substantial period townhouse presents a rare opportunity to acquire a home of remarkable heritage, believed to date back to the 15th century.

Rich in character and architectural charm, the property retains an abundance of original period features including exposed ceiling beams, sash windows, traditional shutters, latched doors, and open fireplaces. Of particular note is the impressive inglenook fireplace within the sitting room, believed to have been constructed during the rebuilding of The Abbey, adding further historical significance to this unique residence.

Now requiring comprehensive refurbishment, the property offers enormous scope for sympathetic restoration and modernisation, allowing an incoming purchaser the opportunity to create a truly exceptional home tailored to their own vision and specification.

Arranged over four floors, the versatile and generously proportioned accommodation comprises three principal reception rooms, a kitchen, separate utility/boot room, cloakroom, and a substantial cellar accessed from the utility area.

The first floor provides three spacious bedrooms, a family bathroom, and an en-suite shower room, while the upper floor offers an additional bedroom together with a large attic room offering further flexibility.

Externally, the property enjoys a private south-facing courtyard garden with wrought iron gated access onto Burnivale, a detached single garage, and an impressive range of substantial outbuildings including a workshop positioned to the rear of the courtyard

SITUATION

Conveniently located in the heart of this historic town, yet within a short distance of country walks and the picturesque River Avon. Malmesbury is reputed to be the oldest borough in the country dating back to the 11th Century. This thriving pretty town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops and amenities, a Waitrose, award winning schools and leisure facilities. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately an hour.

PROPERTY INFORMATION

Tenure: Freehold

Council Tax Band E

EPC Rating: D

Mains water, gas and electricity.



Triangle, Malmesbury, SN16

Approximate Area = 2447 sq ft / 227.3 sq m

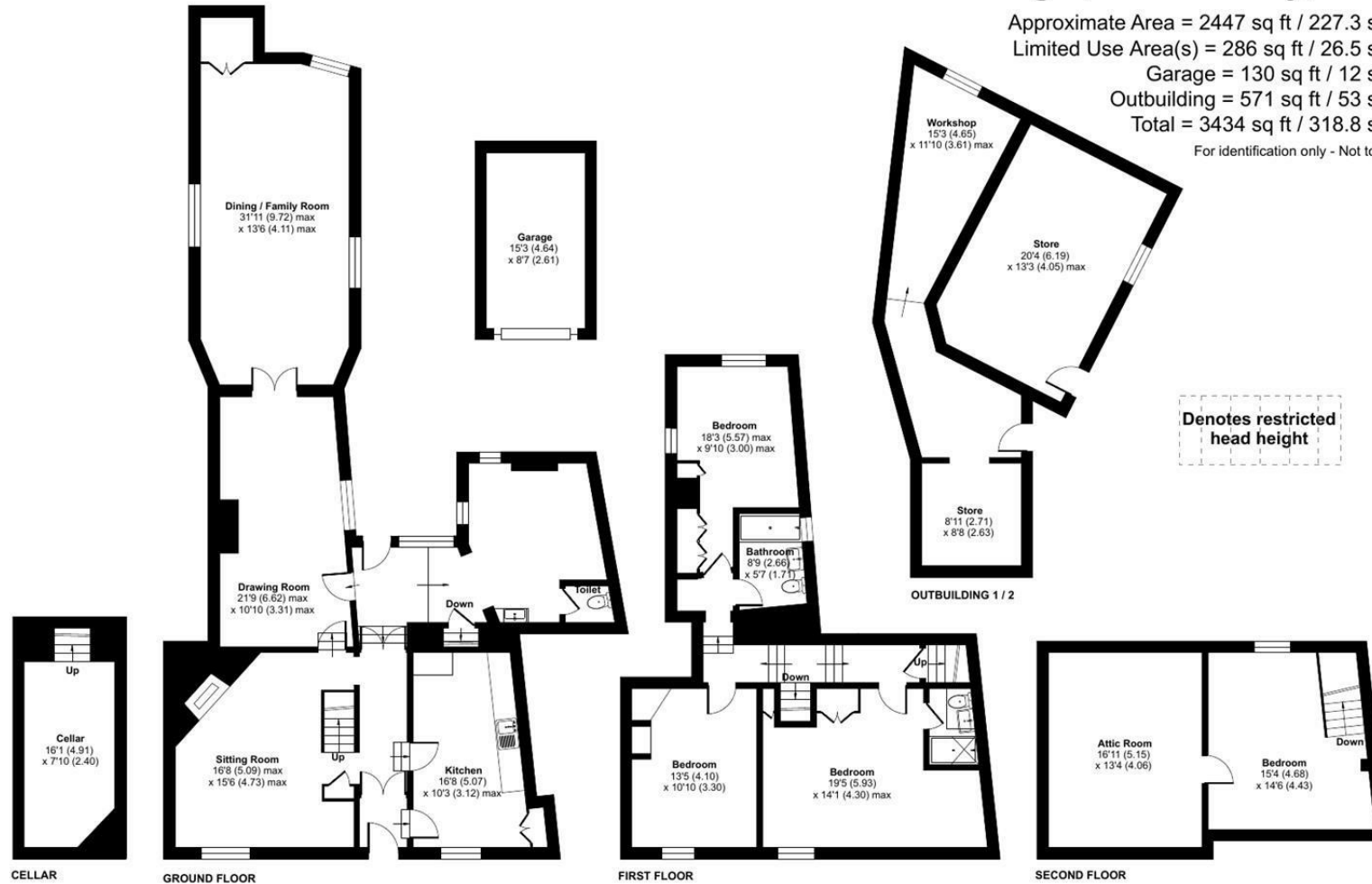
Limited Use Area(s) = 286 sq ft / 26.5 sq m

Garage = 130 sq ft / 12 sq m

Outbuilding = 571 sq ft / 53 sq m

Total = 3434 sq ft / 318.8 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). © nctechcom 2026. Produced for Strakers. REF: 1459361

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.