



**The Old Mill, Upper Minety, Wiltshire, SN16 9PR**

Detached 1800s former mill  
4 bedrooms, 2 bathrooms  
Characterful kitchen/family room  
Conservatory with underfloor heating  
Cosy sitting room  
Front and rear gardens  
Parking and garage  
Peaceful village setting



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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

**Guide Price: £665,000**

Approximately 1,719 sq.ft excluding garage

‘Tucked in the heart of the peaceful village of Upper Minety, a characterful 19th Century mill conversion with deceptively spacious 4-bedroom accommodation’

### The Property

Nestled in the heart of Upper Minety, The Old Mill is a charming detached period home that seamlessly blends historical character with modern comfort. Believed to date back to the 1800s, this former mill boasts an attractive Cotswold stone exterior and has been thoughtfully extended, retaining delightful features such as exposed beams and a unique grain hoist door. Offering surprisingly spacious accommodation spread over three floors, the property extends to approximately 1,719 sq.ft.

Upon entering through a convenient side porch with an adjoining WC, the ground floor opens to a sizable kitchen/family room, complete with flagstone-style flooring and a range of fitted units. This area flows into a bright conservatory, complete with underfloor heating and overlooking the front garden. A cosy sitting room at the rear, with a warming fireplace, has sliding doors that open to the private, sunny rear garden. The first floor

offers two comfortable double bedrooms, including the principal bedroom with an ensuite shower room benefiting from underfloor heating. A modern family bathroom, with a shower over the bath, completes this level. The top floor offers two versatile attic bedrooms, each adjoined by further loft rooms – perfect as a charming child's playroom or additional storage.

The property is accessed via a gravel driveway leading to private off-street parking and a single garage. To the front, there is a private garden predominantly laid to lawn with a pleasant patio area. The rear features an enclosed, south-facing courtyard garden, designed for easy maintenance with paving and attractive raised flower beds.

### Situation

Upper Minety is a popular and well located village, quietly situated between the attractive market towns of Cirencester and Malmesbury,



with good access to Swindon and junctions 15, 16 and 17 of the M4 motorway. The village has a parish church whilst the neighbouring village of Minety is only 1 mile away with a village shop and primary school. There are further primary schools, shops and pubs/restaurants in the neighbouring villages of Crudwell, Oaksey, and Ashton Keynes, which includes the award-winning Potting Shed at Crudwell. The village is also well situated for the Cotswold Water Park. More comprehensive shopping is available at Malmesbury and Cirencester. School bus services to both the primary school and Malmesbury secondary school are available from immediately outside the property. There are main line rail services to London Paddington from Swindon, or locally from Kemble station which is only a short drive away.

### Additional Information

The property is Freehold with oil-fired central heating, mains water, electricity and drainage.

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 F.

### Directions

From Malmesbury, take the B4040 towards Minety and after 5 miles take the left hand turn signed posted towards Upper Minety into Dog Trap Lane. At the end of the lane, turn left into the village and locate the property on the left hand side in the village centre.

Postcode SN16 9PR

What3words: ///obeyed.positions.boxer



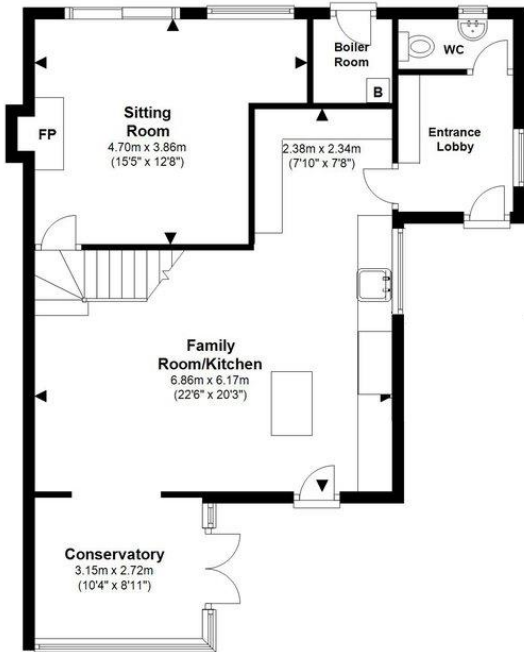
**Garage**  
Approx. 14.8 sq. metres (159.7 sq. feet)



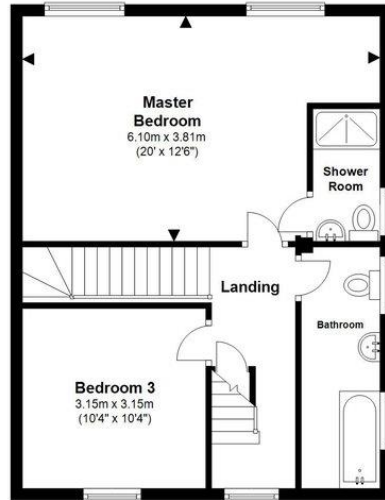
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	39	69
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>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



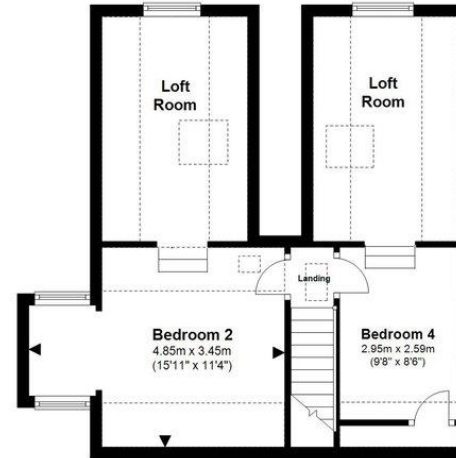
**Ground Floor**  
Approx. 64.7 sq. metres (696.6 sq. feet)



**First Floor**  
Approx. 49.8 sq. metres (536.1 sq. feet)



**Second Floor**  
Approx. 45.2 sq. metres (486.3 sq. feet)



Total area: approx. 174.5 sq. metres (1878.6 sq. feet)

All measurements are appropriate and for display purposes only  
Plan produced using PlanUp.

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