



125 High Street, Malmesbury, Wiltshire, SN16 9AL

Grade II Listed High Street property
 Substantial accommodation
 Versatile layout with character
 3/4 bedrooms
 3/4 reception rooms
 Kitchen/dining room
 Secluded rear garden
 Scope to update
 No onward chain



01666 840 886
 jamespyle.co.uk



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

Guide Price: £475,000

Approximately 2,560 sq.ft excluding outbuildings

‘Boasting over 2,500 sq.ft and a prominent High Street position, this Grade II listed property is full of charm and intrigue’



The Property

125 High Street is a charming terraced property situated at the bottom of the High Street in Malmesbury and is an extremely deceptive property offering substantial accommodation of over 2,560 showcasing a plethora of charm and character. Grade II listed, the property dates back to the early 17th Century and was formerly four properties as well as a shop before becoming one dwelling with a versatile configuration to suit many uses.

The property is accessed through a central entrance passage and the ground floor is split either side. In the principal part, there is a large open plan kitchen/dining room boasting an exposed beamed ceiling. The kitchen is arranged around a large island unit with a hob and microwave inset, plus there is an integrated fridge/freezer, double oven, dishwasher, and plumbing for a washing machine. There are two reception rooms

comprising a spacious front living room with a large open fireplace and a sitting room at the rear of the property also featuring a fireplace. On the first floor there is an additional reception room which is a magnificent feature of the property showcasing a high timber vaulted ceiling with a versatile mezzanine floor above. There are three bedrooms on the first floor, two with en-suite facilities, and a family bathroom. Across the entrance lobby, there is a ground floor study/fourth bedroom at the front and a charming garden room at the back with double doors connecting to the exterior terrace. The property is dated offering the new owners the opportunity to carry out general updating.

The pretty rear garden is secluded with a great degree of privacy and backs onto the River Avon water meadows for a peaceful outlook. Within the garden there is a useful outbuilding comprising a workshop with adjoining WC and an external garden store. On street parking is available within the vicinity.

Situation

Malmesbury, voted 'Best Place to Live in the South West' by the Sunday Times in 2026, is an ancient hilltop town nestled on the southern edge of The Cotswolds. This historic market town, reputed to be the oldest borough in England, boasts a vibrant High Street with numerous independent shops, pubs, and restaurants. Residents benefit from a new Aldi, a Waitrose store, and a regular weekly Farmer's market. The town offers an excellent choice of both primary and secondary schools, along with good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to major employment centres in Bristol and Swindon, as well as to London and the West Country. Mainline rail services are accessible from Chippenham and Kemble, offering connections to London Paddington in approximately 75 minutes.

Additional Information

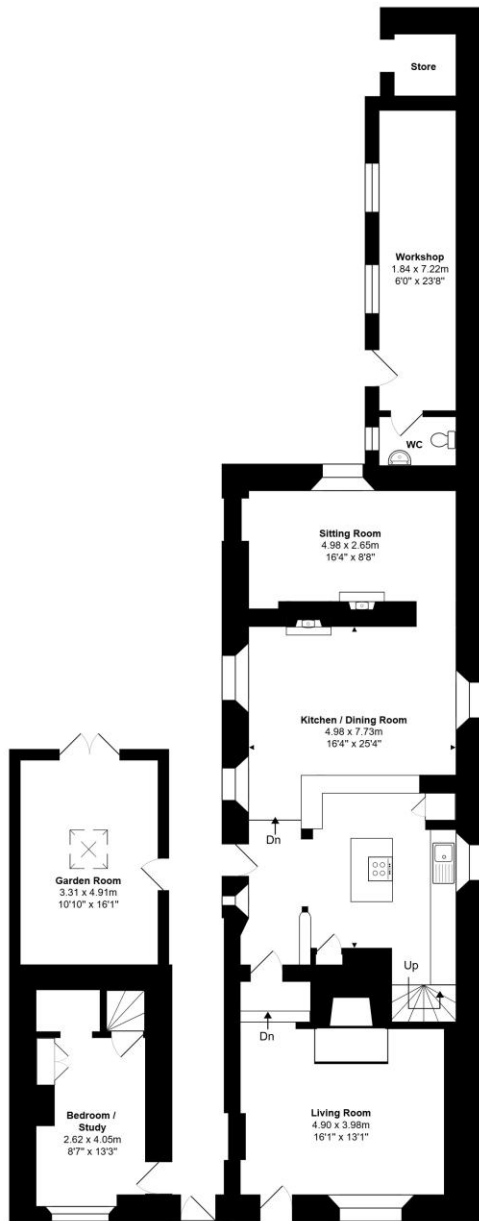
The property is Freehold with mains gas, drainage, water and electricity. The property is Grade II Listed and located within a conservation area. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information and mobile phone coverage. The property has been subject to flooding and since then new flood defences have been sought. The vendors have insurance in place with no issues. Please ask the agent for more information. Wiltshire Council Tax Band E.

Directions

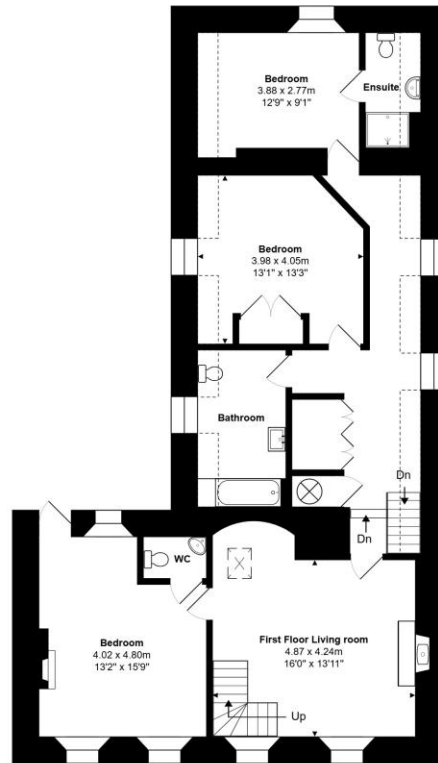
The property is located at the foot of the High Street towards Waitrose, on the right hand side across from the Rose & Crown pub.

Postcode SN16 9AL
 What3words: ///archives.gets.imparting

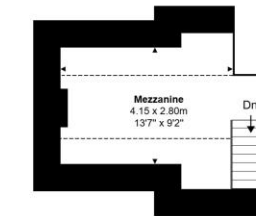




Ground Floor



First Floor



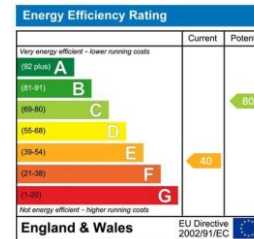
Second Floor



House Area: 237.8 m.sq. ... 2560 sq.ft. (excluding outbuildings)

Total Area: 257.3 m² ... 2770 ft²

All measurements are approximate and for display purposes only



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COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577