BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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The Barn Ingram Street, Malmesbury Price Guide £400,000

A two-bedroom mews-style cottage in the heart of town, refurbished to a high standard by the current owner and with the rare benefit of parking. A stylish kitchen with a Rangemaster cooker, bespoke oak doors and plantation shutters give the cottage character, while the garden room offers a comfortable space to enjoy year-round and opens onto a landscaped garden with a paved seating area.







The Barn Ingram Street, Malmesbury

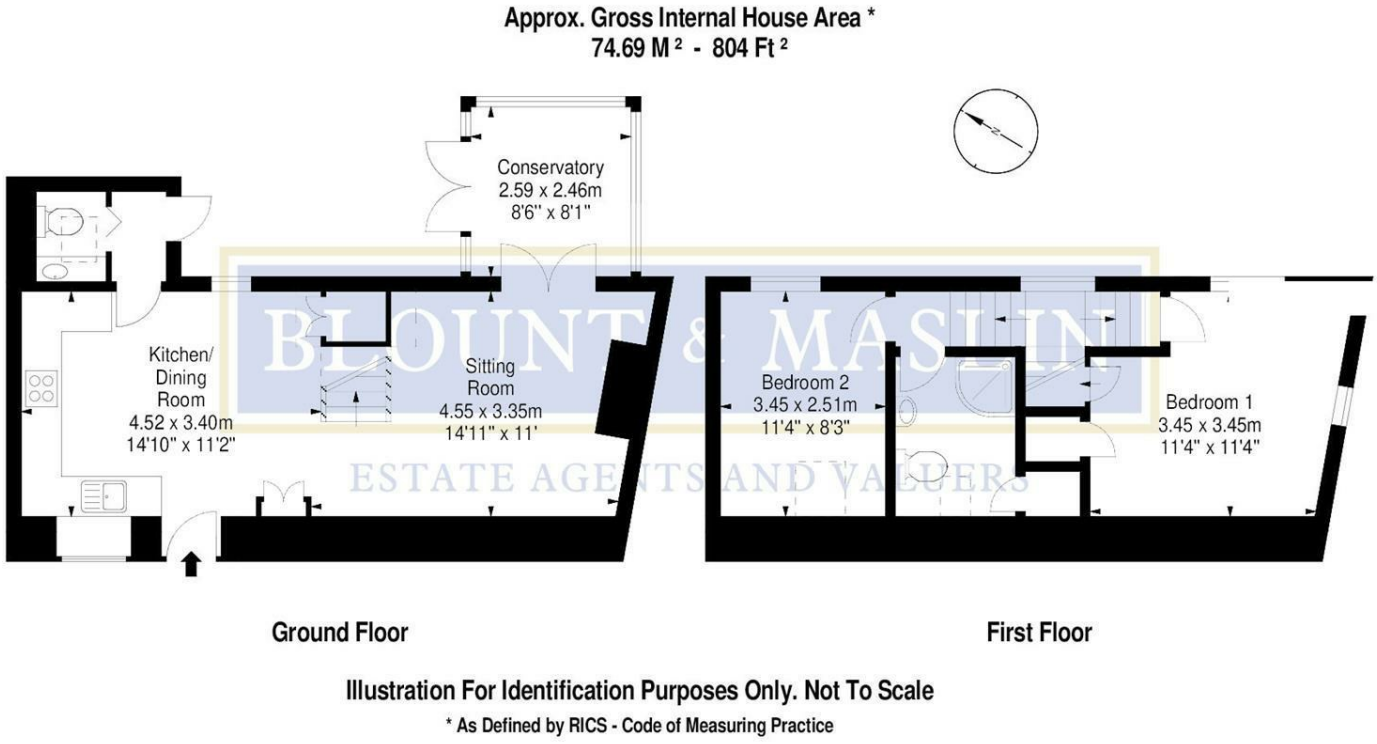
The Property
A two-bedroom mews-style cottage in the heart of town, with the rare benefit of parking. The current owner has refurbished the cottage to a high standard, with bespoke oak doors and plantation shutters fitted throughout, a stylish kitchen with a Rangemaster cooker and a contemporary shower room. The refitted cloakroom incorporates a washing machine and a roof light, while the new central heating system provides water-based underfloor heating throughout the ground floor and radiators upstairs.

The conservatory has been rebuilt with quality double-glazed windows and a new roof. Plantation shutters and underfloor heating help make it a fabulous garden room that can be enjoyed all year round, with space to work from home or accommodate the occasional overnight guest. It opens onto a thoughtfully landscaped garden with a paved seating area for alfresco dining and a storage shed.

General
All mains are connected. The gas fired combination boiler provides central heating and hot water. Council Tax Band C - £2,339.76 payable for 2026/27. EPC rating D - 59.

Malmesbury
Reported to be England's oldest borough, dating from around 880AD, and voted Best Town in the South West in 2026. Malmesbury is a vibrant market town. Home to a stunning 12th century Abbey, a 15th century Market Cross and a charming High Street with unique, independent shops. There are lovely walks along the beautiful River Avon, fabulous cafes, restaurants, pubs and the oldest Hotel in England. It has a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and a 'High Performing Academy' secondary school. It is also home to the UK headquarters of Dyson. Nearby are the popular attractions of Westonbirt Arboretum and the Cotswold Water Park. The City of Bath is 23 miles to the south-west and J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham and Kemble. The nearest airport is at Bristol and London Heathrow is within easy reach along the M4.

Directions to SN16 9AY
Proceed up the High Street and immediately prior to our office turn right into Ingram Street. Walk 50ft and then go through the archway on the right hand side. The Barn is in the far left corner.



While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.