



📍 Magpie Cottage 6 Chapel Knapp, Gastard, Corsham, Wiltshire, SN13 9PS

🏠 Price Guide £385,000

Believed to be part of the old school rooms this is an utterly charming period property which has so much charm, character and a number of period features throughout its old walls.

- Period Property Believed To Be Part Of The Old School Rooms
- 2 Double Bedrooms
- Charming Cottage With Many Period Features Throughout
- Large Kitchen With Bi Folding Doors
- Electric Heating
- Double Glazed Throughout
- Pretty Rear Garden

🏠 Freehold

🏠 EPC Rating G



Believed to be part of the old school rooms this is an utterly charming period property which has character and a number of period features throughout its historic walls. The front of the cottage belies its size as it's purely a door and window fronting the courtyard. The property internally has a door which leads into the square hall with black and terracotta floor tiles in a diamond pattern and doors to all downstairs rooms. The cosy living room has dual aspect windows front and rear, the front being fantastic stone mullion, an exposed ceiling beam and the open inglenook fireplace has an inset log burner. A winding flight of stairs takes you to the first floor landing with a very useful under stairs storage cupboard. Another lovely feature is part of the internal wall are exposed stone. The bathroom has a window to the rear and fitted white suite whilst the large kitchen dining room has bi folding doors opening to the pretty garden, two large sky lights and fitted with a mixture of wall and base units and a Belfast sink. In addition there is space for a washing machine and range cooker and a feature exposed stone wall with the flooring being tiled throughout. The landing has a wooden floor and a window to the side. The two bedroom's are both double. The largest has a dormer window to the rear and window to the side and a storage wardrobe. The second has a dormer window to the side, wood flooring and part exposed stone wall. The lovely rear garden is enclosed by fencing and stone wall and laid mainly to lawn. In one corner is the old outhouse and there is also plenty of storage to the side with an open fronted shed. A lovely feature is the roofed pergola with patio under, a prefect outdoor cooking area. There is an attractive patio outside the bi folding doors and stepping stone to the Pergola. This lovely cottage is double glazed, warmed by electric heating and is well presented throughout. A viewing is highly recommended to fully appreciate it.

Situation

Gastard is a small parish located approximately one mile from Corsham. The village is a wonderful community with a fabulous local pub, The Harp & Crown, a local church and numerous country walks. Nearby Corsham is a pretty and historic small town some 8 miles North East of the Georgian City of Bath. The town center has a wealth of beautiful and historic buildings dating from the 16th Century and provides a variety of shopping facilities, primary and secondary schools, doctors, dentist, library, and a variety of public houses. Corsham is well placed for access to the M4 motorway network and within easy commuting distance of Bath, Bristol and Swindon. Rail services are available at Bath and Chippenham providing services to London Paddington. Gastard is within walking distance to Corsham by road or cross country.

Property information

Council Tax Band C

Double Glazing

Electric Heating

E.P.C Rating: G

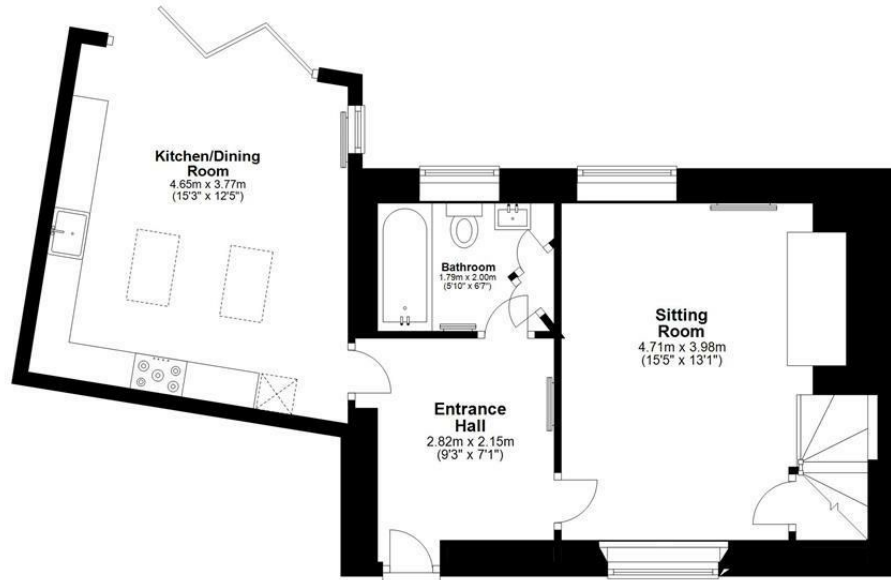
E.P.C Rating

Freehold



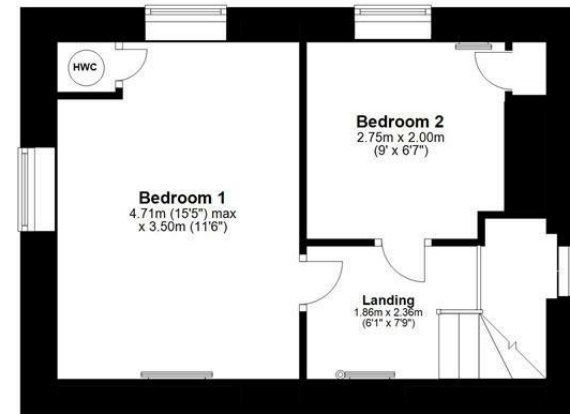
Ground Floor

Approx. 52.8 sq. metres (568.8 sq. feet)



First Floor

Approx. 32.3 sq. metres (348.1 sq. feet)



Total area: approx. 85.2 sq. metres (916.9 sq. feet)

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