

Mermaid Court, Christian Malford, SN15 4FS

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- Impressive Grade II Listed Conversion
- Beautifully & Tastefully Presented
- Impressive Court Yard Garden
- Two Reception Rooms
- Quality Fitted Kitchen with Built-in Appliances
- c1900 Sq Ft Accommodation
- Impeccable Standard Throughout
- Three Double Bedrooms
- Stunning Family Bathroom
- Three Allocated Parking Spaces

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Coopers Lodge Mermaid Court
Christian Malford, SN15 4FS

Offers in excess of £650,000

Coopers Lodge is an exceptional and deceptively spacious three-bedroom cottage forming part of the prestigious Mermaid Court development in the heart of the sought-after Wiltshire village of Christian Malford.

Originally part of the historic former Mermaid Inn, this beautifully converted Grade II listed building combines timeless character with stylish contemporary living. Having since been thoughtfully and tastefully enhanced by the current owners, the property is now presented to an impeccable standard throughout, offering a warm and elegant home ready to move straight into.

Accessed via the original front entrance of the former public house, the property immediately impresses with its abundance of charm, exposed beams, high ceilings and striking architectural features. The heart of the home is the magnificent open-plan living, dining and kitchen space, centred around an impressive fireplace with log-burning stove, creating a wonderfully inviting atmosphere.

The bespoke fitted kitchen is both stylish and practical, featuring quartz worktops with matching upstands and a range of integrated Bosch appliances, including a wine chiller. A separate snug provides a cosy additional reception space, ideal as a reading room, home office or television room, while a cloakroom and useful boiler/storage/utility cupboard complete the ground floor accommodation.

The first floor offers two generous double bedrooms, including an impressive principal bedroom with a beautifully appointed fully tiled (and tanked) en-suite shower room. The luxurious family bathroom has been finished to an exceptional standard and features both a bath and separate double-width shower. A further staircase rises to the second floor where a versatile third bedroom/study enjoys elevated views across the attractive stone tiled roofline.

Step outside into a beautifully landscaped private rear garden, complimented by attractive raised planters, mature screening and modern fencing creating a tranquil and secluded setting, thoughtfully designed to create the perfect outdoor entertaining space. Finished with stylish contemporary paving, this low maintenance garden enjoys a wonderful sense of space and sunshine, ideal for relaxing with family and friends throughout the warmer months.

Further features include three allocated parking spaces, underfloor heating to the ground floor powered by an energy-efficient air source heat pump system, fitted flooring and high-quality finishes throughout.

Mermaid Court itself is an exclusive courtyard development of just seven individually designed homes, carefully created around the historic former Mermaid public house. The development blends sympathetically into the surrounding village and offers an attractive and peaceful setting with a strong sense of community.

This is a rare opportunity to acquire a characterful yet highly efficient modern home, combining historic charm with contemporary comfort in one of North Wiltshire's most desirable village settings.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band F For year 2023/24 = £3579.52
For information on tax banding and rates, please call Wiltshire Council

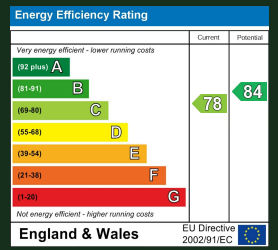
Tenure

Freehold

Management Fee

£150

Energy Efficiency Rating (England & Wales)




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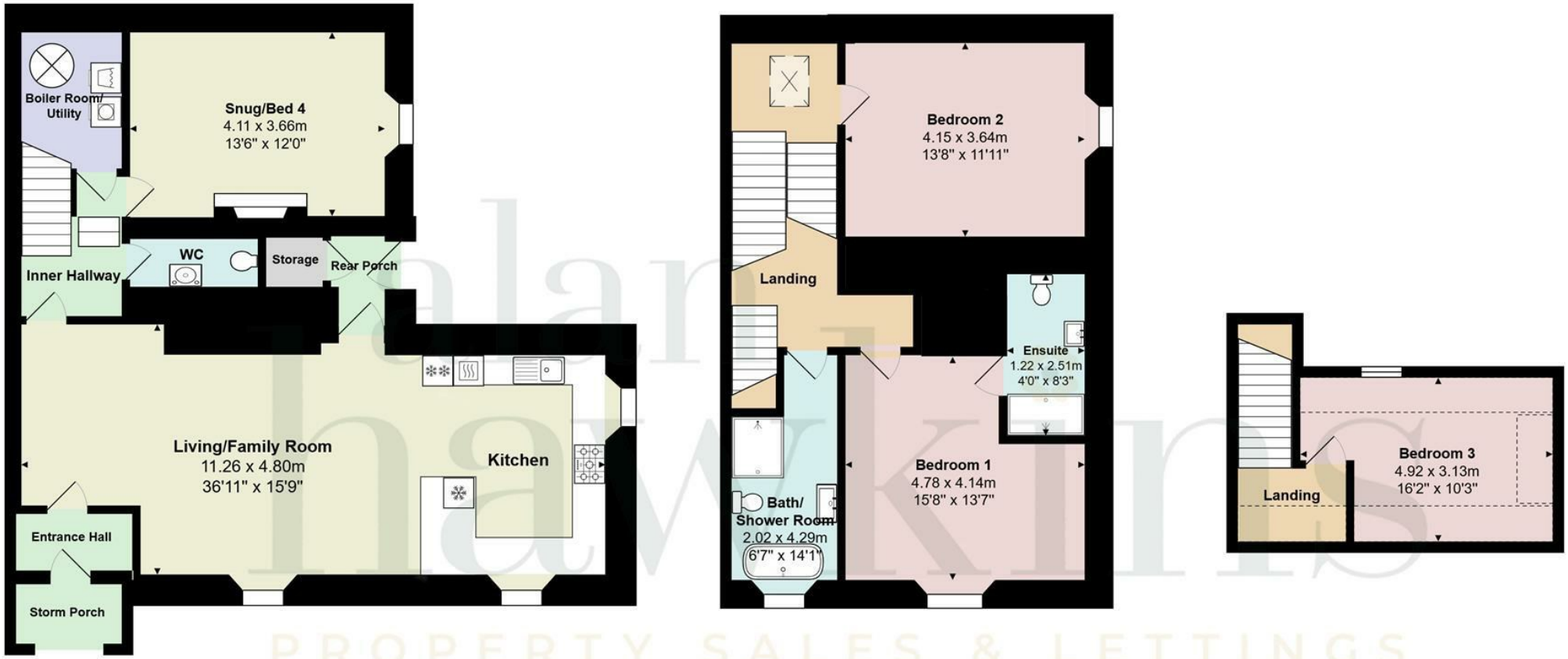

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Ground Floor
Area: 90.1 m² ... 969 ft²

First Floor
Area: 66.5 m² ... 716 ft²

Second (top) Floor
Area: 19.9 m² ... 214 ft²

Total Area: 176.4 m² ... 1899 ft² (excluding storm porch)

Disclaimer:
These floor plans are provided for guidance only and are not to scale.
All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.
Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.
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