BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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40 West Street, Malmesbury

Price Guide £430,000

A charming Grade II Listed (1036 sq ft), refurbished throughout, conveniently located within walking distance of the town centre.

3 double bedrooms, family bathroom, en-suite shower room.
Good size sitting room with log burner, well equipped kitchen/dining room, utility area, cloakroom.
Outbuilding with scope for office/studio, enclosed lawned garden with summer house.

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The Property

A beautifully refurbished Grade II Listed cottage, sympathetically updated to a high standard throughout while retaining a wealth of original character features.

The current owners have extended the property to the rear, creating a practical utility area and a ground floor cloakroom. An en-suite shower room has also been added to the master bedroom.

The ground floor boasts a spacious sitting room with fireplace and log burning stove, a timeless shaker-style kitchen/dining room - well equipped and ideal for modern living and entertaining, a utility area and cloakroom. Upstairs, there are two generous double bedrooms with a third bedroom currently used as a study with a pull-out sofa bed for occasional use. The family bathroom is fitted with a heritage-style suite, including a roll top bath.

Outside, a stone outbuilding offers potential for use as a home office or studio. A right of way exists over the rear of the neighbouring property to a pathway leading to the enclosed garden. This is a good size, enjoys privacy, and benefits from a large summer house with generator providing power and light.

General

All mains are connected. The gas boiler provides central heating and domestic hot water. Council Tax Band C - £2,227.77 payable for 2025/26. EPC exempt as Listed property.

Malmesbury

Reported to be England's oldest borough, dating from around 880AD, 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.

Directions to SN16 0AR

At the top of Malmesbury High Street bear left and continue past the Abbey to the Triangle. Here bear left onto Bristol Street and take the next right into West Street. Proceed up the hill and the cottage is on your left hand side, denoted by our 'for sale' board.

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.