



The Coach House, Cole Park, Malmesbury, SN16 0AA

£3,000 pcm

Situated within the privacy of an exclusive countryside location a short distance from Malmesbury, an elegant and stunning Grade II Listed period home which has been completely refurbished to an exceptionally high standard and is the perfect retreat for those seeking tranquillity in beautiful surroundings. 3 double bedrooms, 2 bathrooms, living room, large open kitchen/breakfast room. LAND available by separate negotiation for possible equestrian use.

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The Property

DESCRIPTION This Grade II Listed former Coach House is situated within the privacy of an exclusive countryside private estate a short distance from Malmesbury and enjoys stunning rural views. The property has been beautifully refurbished to a high standard whilst retaining character features. The accommodation is arranged over two floors and extends in all to 1707 sq.ft. to include an entrance hall with WC off, spacious fitted kitchen/dining room and living room with open fireplace. On the first floor are three double bedrooms, and a Jack and Jill bathroom with roll top bath and separate shower, whilst the master bedroom has a dressing room and a luxury en-suite with separate bath and shower. There is ample parking and to the rear is a large garden laid mostly to lawn with patio.

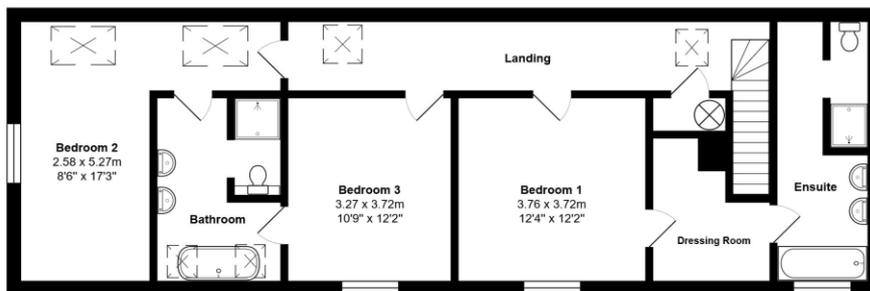
There is the possibility to rent up to some 10 acres of land for equestrian use which is potentially available by separate negotiation for the right tenant.

SITUATION Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by

Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants including a new Waitrose store and a regular weekly Farmer's market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes

FEES £150 reference fee per Tenant (and Guarantor, if needed) including VAT £180 including VAT towards initial legal cost at the beginning of the Tenancy. £140 + VAT inventory check-in charge.

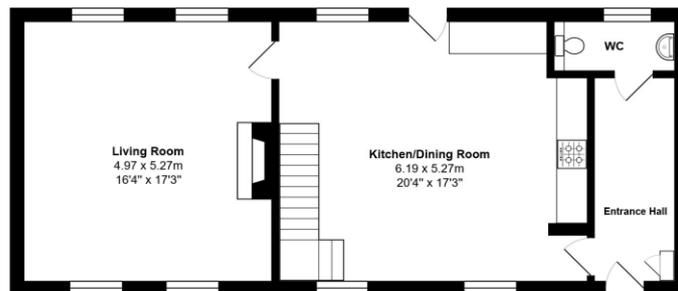
There will also be a £90 fee inc.VAT payable toward the cost of the Tenancy renewal should the term be extended



1st Floor

Total Area: 158.6 m² ... 1707 ft²

All measurements are approximate and for display purposes only



Ground Floor