



JAMES PYLE<sup>Co.</sup>

**Greywalls, Silver Street, Minety, Malmesbury, Wiltshire, SN16 9QU**

Detached period cottage  
Character accommodation  
Versatile 3/4 bedroom arrangement  
3/4 reception rooms  
2 bathrooms  
Aga kitchen/breakfast room

Approximately 1,710 sq ft



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £735,000**

‘Within level walking distance to village amenities, this detached natural stone cottage displays beautiful period features and offers versatile 3/4 bedroom arrangements. Sunny south-east facing garden and parking.’

### The Property

**Description** Greywalls is a detached natural stone period cottage set within a good-sized mature plot located in the heart of Minety and a level walk from the village shop, primary school and pub. Believed to be approximately 240 years old and formerly two cottages, the property has been extended numerous times in modern years and displays an abundance of beautiful character and charm throughout. The accommodation has been configured in a flexible layout to offer up to four bedrooms if required which includes a downstairs bedroom suite complete with en-suite bathroom, dressing area and double patio doors opening to a hidden garden at the side.

The ground floor offers generous reception space comprising three rooms and a magnificent kitchen/breakfast room which features high vaulted ceilings and an electric Aga plus integrated dishwasher and washing machine. Adjoining the kitchen is

a delightful walk-in larder. The characterful living room showcases flagstone flooring, large stone fireplace with multi-fuel burner, exposed stone walling and timber features. The ground floor bedroom is a versatile room which can be utilised as a further sitting room if preferred. To the side, there is a sizable utility room/workshop with dual-access. On the first floor, there is a further bathroom and two principal bedrooms plus an additional bedroom/hobby room.

Greywalls is approached through a gated driveway providing parking for several vehicles and the plot is fully enclosed by high timber fencing creating a good sense of privacy and security. The garden enjoys sunny south-east facing aspect and is arranged predominately in front of the cottage whilst to the side there is a further garden area which houses a detached timber studio/outbuilding. The outbuilding has recently been re-roofed and does require further remedial works but offers an



excellent opportunity for a home office or gym with the outbuilding benefiting from power-connections.

**Situation** Minety is a lively village with a strong sense of community which is echoed in their new community run shop whilst the village also boasts a pre-school, excellent primary school and two pubs. The village has a wide variety of clubs and activities, a village hall, a church at Upper Minety, well respected local rugby club and tennis club. The neighbouring village of Ashton Keynes (about 1.5 miles) also has an excellent range of local amenities. Minety is located on the edge of the renown Cotswold Water Park where there is an array of leisure facilities, walking routes and sporting activities available. The charming market town of Malmesbury is less than a 10 minute drive away boasting a comprehensive range of amenities including the very sought after Malmesbury Secondary School. The Capital of the Cotswolds market town of

Cirencester (8 miles) has a further range of shops and leisure facilities whilst the road network provides good access to Swindon and to the M4 and M5 motorways. There is a mainline rail service from Kemble (5 miles) to Bristol and London reaching Paddington in about 75 minutes.

**Tenure & Services** We understand the property is Freehold with oil fired central heating through a brand new Worcester external boiler with mains drainage, water and electricity. The property has double glazing throughout and is not Listed.

### Directions

From Malmesbury, follow the B4040 to Minety. Take the left hand turn at the crossroads into Silver Street and locate the driveway to the property half way up on the right hand side. Sat nav postcode SN16 9QU

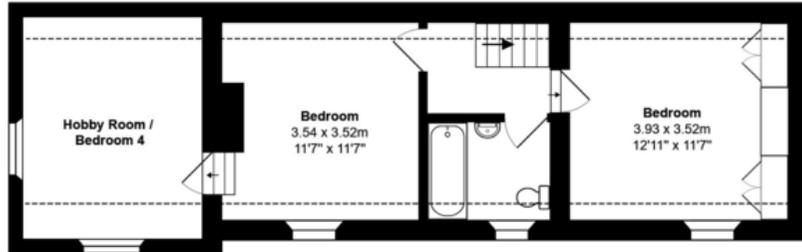
**Local Authority**  
Wiltshire Council

**Council Tax Band**  
E £2,426

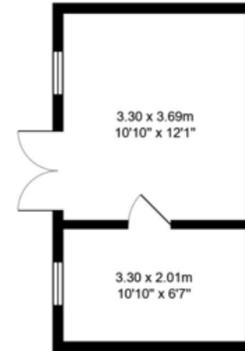


Total Area: 158.9 m<sup>2</sup> ... 1710 ft<sup>2</sup> (excluding outbuilding)

All measurements are approximate and for display purposes only

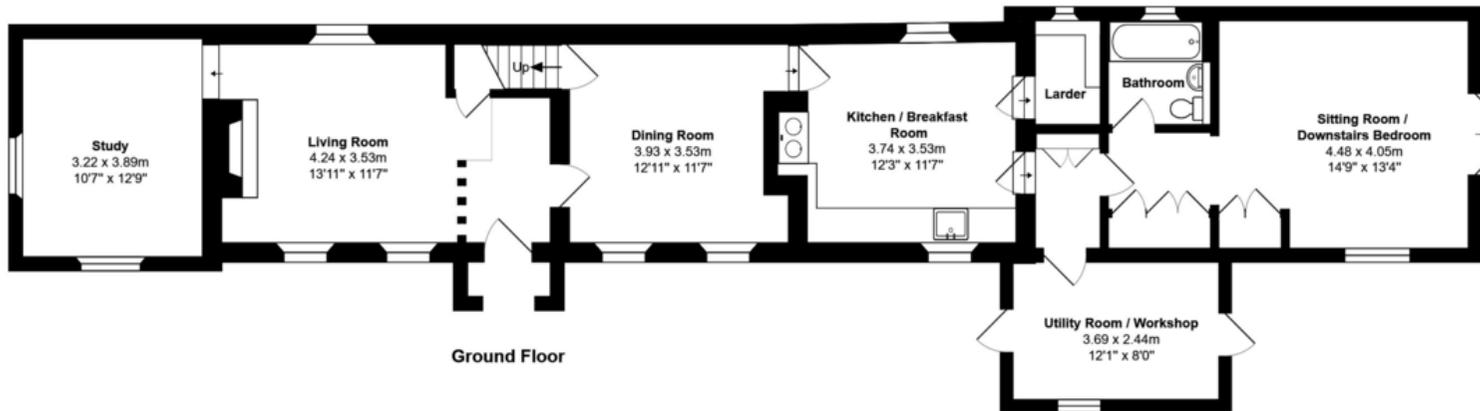


First Floor



Outbuilding

(Not shown in actual position)



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		

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