



JAMES PYLE & Co.



**Beavers Cottage, Noah's Ark, Garsdon, Malmesbury, Wiltshire, SN16 9NS**

Unique detached period home  
Rurally located backing onto fields  
Completely refurbished and upgraded  
Impressive kitchen/dining room  
3 bedrooms  
Bathroom and en-suite  
Living room with wood-burner  
Parking, garage and car charging point  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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## Price Guide: £850,000

Approximately 0.28 acres and 1,688 sq.ft

*‘Set within 0.28 acres of pretty gardens, this detached period cottage has been completely refurbished and upgraded creating a light and airy unique home’*

### The Property

Beavers Cottage is an attractive and interesting detached period home set within a small rural hamlet about 2 miles from Malmesbury. The cottage is positioned within a generous 0.28 acre plot backing onto fields. Formerly a 1700s hay barn, the cottage has evolved into a unique dwelling and in most recent times has been completely refurbished to a high standard and reconfigured creating a fantastic contemporary home combined with the period charm. Recent works include the installation of air sourced central heating, re-wiring and plumbing, replacing all windows and doors, replastering and re-roofing. While the internal layout has been remodelled to create sizable room proportions thoughtfully designed with additional windows to enable the accommodation to be flooded with natural light throughout and patio doors superbly connecting the accommodation to the gardens.

The accommodation extends in all to 1688 sq.ft. predominantly arranged over one floor with a first-floor room above. The entrance hall features porcelain tiling and leads through double doors into the triple-aspect living room complete with a wood-burning stove and double doors leading out to a side terrace. At the heart of the home is a very impressive kitchen/dining room with two sets of bi-fold doors spilling into the rear garden and high vaulted ceiling. The beautifully fitted kitchen is set around a central island and well-equipped with an

integrated dishwasher, double oven, induction hob, built-in bin storage and a walk-in larder with sensor light. A useful spacious utility room is located off the entrance hall at lower ground floor level and benefits from side access, perfect for bringing in muddy wellies or paws. The bedroom accommodation comprises three bedrooms, two on the ground floor and one of the first floor which is currently fitted as an excellent home office. The principal bedroom has an en-suite shower room adjoining. The main bathroom is luxuriously fitted with a separate bath and large shower unit. The property benefits from a built-in fire and carbon monoxide alarm system, LED lighting and water softener.

Externally, a spacious driveway approaches a detached garage which has power, lighting and loft storage above plus there is an electric car charging point. The large gardens are divided into two principal areas; a productive vegetable garden arranged beyond the garage and the main lawned garden positioned at the rear of the cottage. There are further seating terraces at the side while the front garden is a very pretty, traditional 'cottage garden' featuring vibrant stock flowers. The rear garden benefits from an excellent degree of privacy, landscaped with a raised patio terrace off the kitchen bi-folds and a meandering gravelled path to the side leading to a further seating area amongst the trees.

Beavers Cottage has scope to evolve even further,



with planning permission granted to create a first-floor extension adding in two bedrooms and a bathroom upstairs.

### Situation

Beavers Cottage is located within the small hamlet Noah's Ark comprising only four homes which is rurally situated between the highly sought-after villages of Charlton and Garsdon. Charlton is a pretty village positioned around 'Charlton Park', the ancestral home of the Earl of Suffolk. This desirable village is in a conservation area and has an excellent public house 'The Horse & Groom' within walking distance, parish church and village hall as well as a beautiful cricket ground and playing fields close by. Garsdon is an unspoilt village with a church while the village of Lea is also only 1 mile away and has the popular 'Rose and Crown' pub, primary school, and active village hall. There are lovely walks amongst the surrounding countryside. Malmesbury is the nearest town (about two miles) and 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, restaurants and cafes, there is also a new Aldi store, Waitrose store and a regular weekly Farmer's market. The town has an excellent choice

of both primary and secondary schools and very good recreational and leisure facilities. The M4 motorway Junction 17 to the south provides fast road access to Bristol and the West Country while Junction 16 gives access to London. Main line rail services are available from Chippenham, Swindon and Kemble (Paddington in about 75 minutes).

### Tenure & Services

We understand the property is Freehold with air sourced central heating, mains drainage, water and electricity. High speed fibre broadband is connected.

### Directions

Take the B4040 from Malmesbury to Charlton. Immediately before Charlton turn right towards Garsdon & Lea. After 100m Beavers Cottage is the first property on the left hand side, in a hamlet of 4 houses. Postcode SN16 9NS

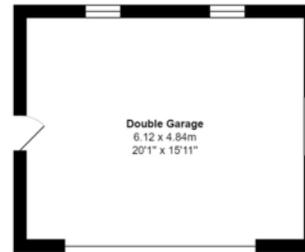
**Local Authority**  
Wiltshire Council

**Council Tax Band**  
E £2,445





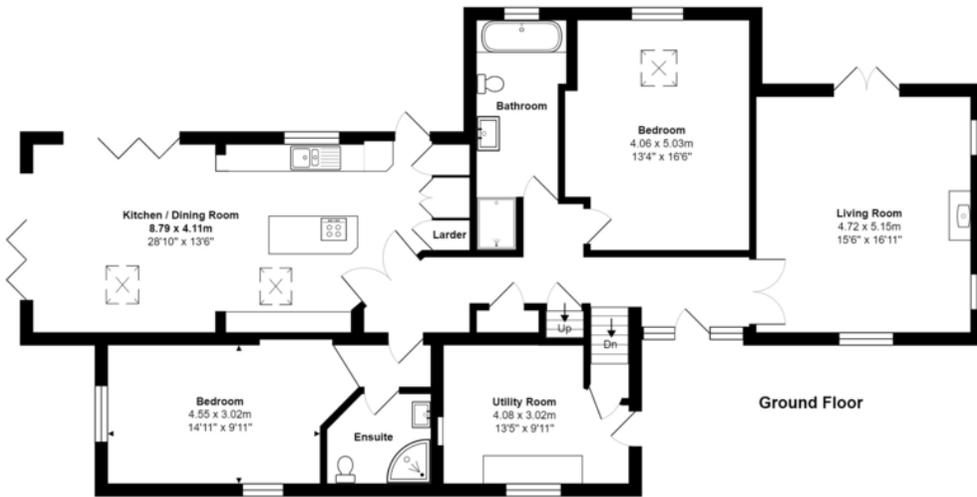
First Floor



House Area: 156.8 m.sq. 1688 sq.ft.

Total Area: 186.4 m<sup>2</sup> ... 2007 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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