



# Granary Cottage

**Malthouse Farm, Eastcourt, Malmesbury, SN16 9HW**

Price Guide: £985.00 pcm

A charming unfurnished character cottage situated in this delightful rural village. Living Room, kitchen, 3 bedrooms, bathroom with shower, central heating, private courtyard garden and use of larger garden, off road parking. Available beginning October 2017

The Property

Granary Cottage is a charming end terraced Cotswold stone cottage forming part of a wing of a larger farmhouse. Fully self-contained and private, the cottage offers excellent character accommodation arranged over three floors with a charming period interior extending to over 1000 sq.ft The cottage is available unfurnished with all white goods. The property has oil fired central heating and a private courtyard garden whilst there is use of a larger garden if required. No pets or smokers please.

Situation

This fully self-contained cottage is rurally located at Eastcourt and forms part of a wing of a larger farmhouse. The cottage is in the middle of the small, quiet village of Eastcourt, about five minutes from Crudwell and four minutes from Oaksey, with its excellent village shop, Post Office and popular pub. The surrounding countryside is completely unspoilt, on the edge of the Wiltshire / Gloucestershire border, close to Kemble station (eight minutes), Cirencester (fifteen minutes), and Malmesbury (ten 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

Directions

From Malmesbury head north towards Cirencester on the A429. After 2 miles enter Crudwell, continue through the village and take the first right signed for Eastcourt and Oaksey opposite the Potting Shed pub. Continue through the lanes for about a mile and on entering Eastcourt, after one house on right, turn right into the second of two adjoining driveways marked Granary and Barley Cottage.

