



## Lynian, Corston, Malmesbury, Wiltshire, SN16 0HD

**£1100 pcm**

A deceptively spacious Grade II listed 5-bedroom house with a large, enclosed garden.  
Lovely period features throughout and parking at the front.

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## The Property

**DESCRIPTION** Lynian is a deceptively spacious semi-detached Grade II listed house located in the village of Corston 2 miles from Malmesbury and very convenient to the M4 commuter corridor. One of the oldest properties within the village dating back to the early 17th Century constructed in natural stone, the property displays an abundance of period features including stone mullion windows, Tudor-arched fireplaces, parquet flooring and exposed timber.

The front elevation gives a deceptive insight into the property which offers over 1,700 sq.ft of accommodation coupled with a large garden at the rear. Spanning over three storeys, the accommodation comprises on the ground floor a front reception room with parquet flooring, stone fireplace and bread oven feature, and at the rear a kitchen adjoining the dining room and conservatory. The kitchen is fitted with a built-in dishwasher, full-height freezer, gas hob, while the all-year-round conservatory has plumbing for a washing machine. Upstairs and on the first floor, there are three bedrooms alongside the family bathroom which boasts both a shower unit and roll-top bath. There are two further characterful bedrooms on the top floor.

In front of the property there is off-road parking for two

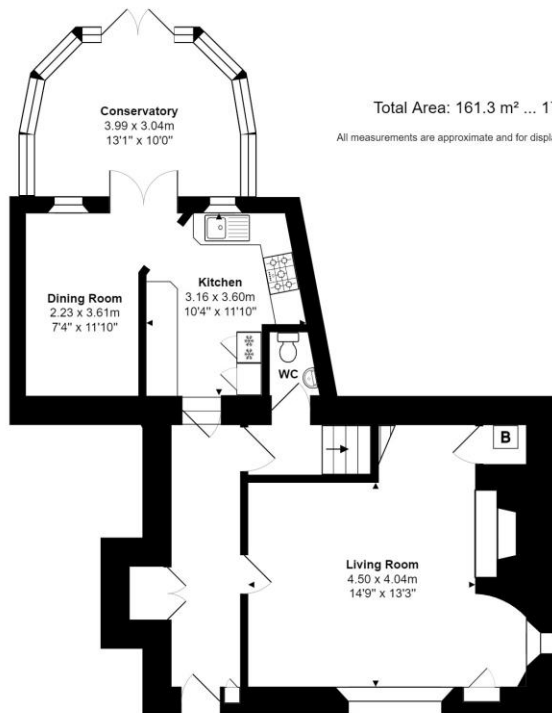
vehicles. The rear garden is a delightful surprise providing a generous amount of outside space. There is a patio terrace immediately off from the conservatory which leads to a sizable lawn enclosed by timber fencing and stone walling.

**DESCRIPTION** The village of Corston has a public house and parish church with delightful walks amongst the Wiltshire countryside that surrounds it. Malmesbury is an ancient hilltop town situated on the southern edge of the Cotswolds and is about 2.5 miles away which has numerous independent shops, pubs and restaurants and a regular weekly Farmers market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) is conveniently located 3 miles to the south of Corston providing excellent access to the major centres of Bristol and Swindon together with London and the West Country. mains drainage, water and electricity. Council Tax Band E

### Directions

From Malmesbury, follow the A429 towards Chippenham to reach Corston. Proceed through the village and locate the property on the left hand side just before the pub. Sat nav postcode SN16 0HD

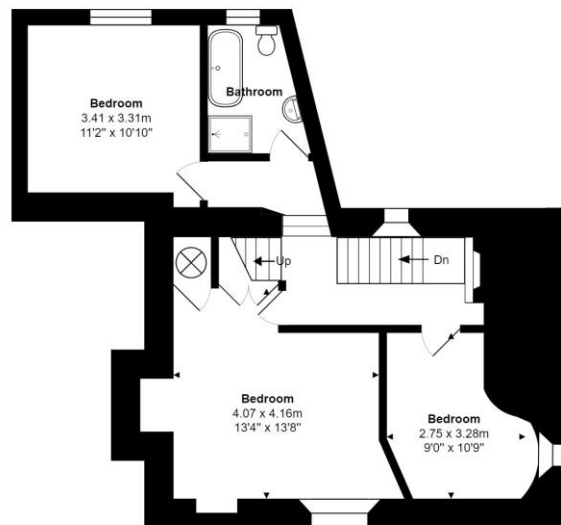
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		



Ground Floor

Total Area: 161.3 m<sup>2</sup> ... 1736 ft<sup>2</sup>

All measurements are approximate and for display purposes only



First Floor

