



## Kiln Cottage, Malthouse Farm, Eastcourt, Malmesbury, Wiltshire, SN16 9HW

**£1,600 pcm**

A truly charming 2 bedroom period character home, converted from a former mill building displaying a wealth of character. Fully furnished and available early January 2025. Rural village, conveniently situated for Kemble, Cirencester and Malmesbury. Sorry, no pets.

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## The Property

**DESCRIPTION** This delightful fully furnished cottage offers beautifully presented accommodation. Converted from a former malt house, the cottage has immense character with exposed beams and the original 'kiln'. Fully furnished, the cottage is a welcome treat ready to walk straight into and is conveniently located in the rural village of Eastcourt near Oaksey and Crudwell which is close to Malmesbury and Cirencester. The accommodation includes a delightful living room, a dining area off a well equipped kitchen, two double bedrooms with adjoining well fitted and modern bathrooms. Outside there is a small sunny garden ideal for sitting out whilst there is ample parking for at least two cars.

**SITUATION** This fully self contained cottage is rurally located at Eastcourt and is part of a larger farmhouse. The village of Eastcourt is found in a delightful rural location about 2 miles west of Crudwell and about 3 minutes from Oaksey where there is a village pub and post office. The village is located amongst unspoilt countryside on the edge of the Wiltshire/Gloucestershire border and is conveniently located for access to Kemble station (8 minutes), Cirencester (15 minutes) and Malmesbury (10 minutes).

## 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 a short distance, at the end of a long stone barn, locate the entrance to Malthouse Farm and Kiln Cottage is immediately on the right.

## Local Authority

Wiltshire County Council

## Council Tax

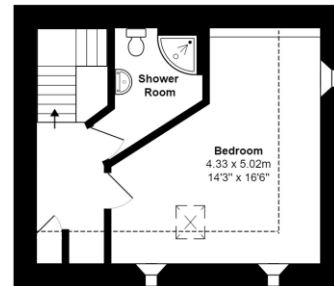
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

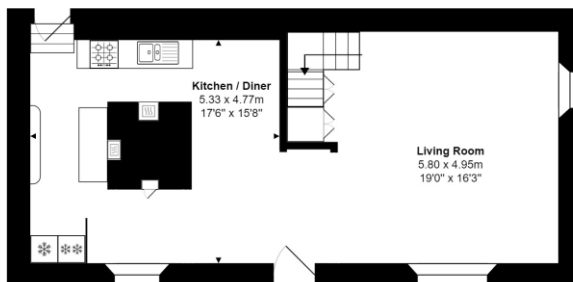


Total Area: 116.3 m<sup>2</sup> ... 1252 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Second Floor



Ground Floor



First Floor