



**Malt House, 2 Alfred Street, Westbury**  
**Asking Price Of £650,000**

  
**MARTIN & CO**



**Alfred Street, Westbury**  
3 Bedrooms, 2 Bathroom  
**Asking Price Of £675,000**

- Newly re-developed & redefined grade II listed period property
- Highest quality -10 year build warranty
- Four bedrooms - principle with en-suite
- Kitchen/family room and separate utility room
- Downstairs cloakroom & family bathroom
- Good size private landscaped garden with automatic lightings
- 2 private parking spaces with electric car charging points
- Many retained features of the original 18<sup>th</sup> century building



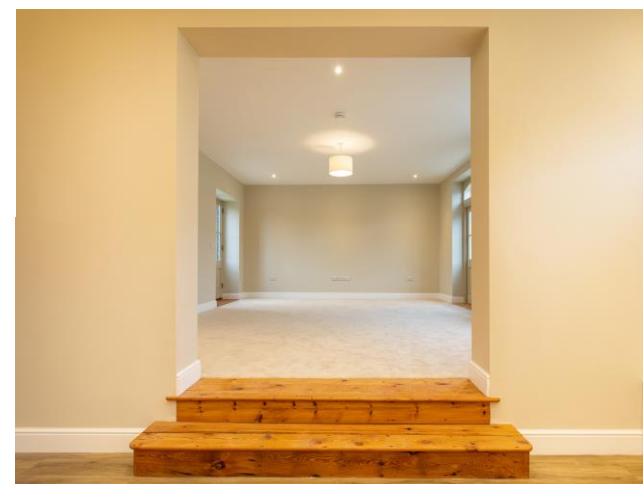
Nestled in the historic Wiltshire Market Place, this newly redeveloped Grade II townhouse called Malt House offers a bespoke and luxurious living experience. This thoughtfully designed four-bedroom property features spacious, high-end accommodations, as highlighted in the video tour.

Inside, the house benefits from some lovely original features, include original sash windows and wooden beams. There is underfloor heating on the ground floor whilst the first floor upstairs benefits from radiators. You enter through a rear hallway that leads seamlessly onto the beautifully finished kitchen/dining room. The kitchen has been completed to a high specification, with built in appliances, a large arched window with a window seat, oak worksurfaces and a large kitchen island unit. Steps and sliding doors lead through to a large and bright living room, with double doors to the Market Place and opposite this a further

set of double doors leading to the patio and garden. Also off of the entrance hallway are the utility room and cloakroom.

Upstairs you will find three double bedrooms, all with high ceilings and feature beams, and a further single bedroom which would make a lovely study or nursery. The master bedroom further benefits from an en-suite shower room and has views out over the Market Place. There is also a further family bathroom.

This beautifully renovated property benefits from two off street parking spaces, as well as a charging point for an electric vehicle. The gardens have been beautifully landscaped to match the historic feel of the building and include an area laid to lawn and a raised terrace with brick edged borders.

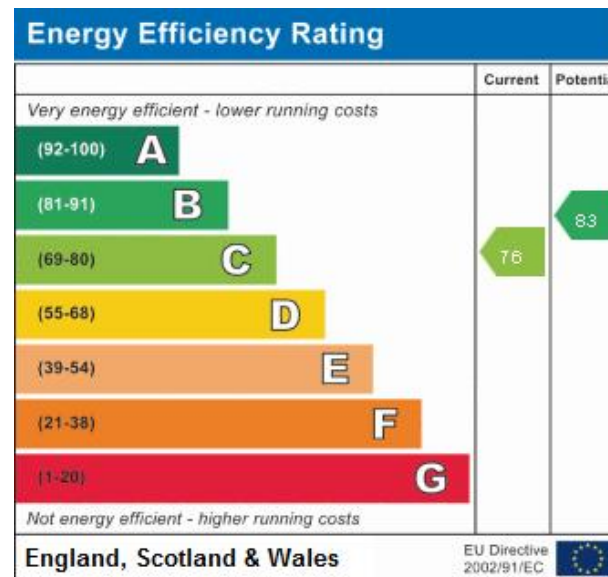


The Hops development 'Malt House' is part of The Hops development and has been finished to a luxurious standard. The building is on Westbury's historic Market Place and has an interesting history. Said to be on the site of an inn possibly from the 14th century, The Saint George and Dragon, the building was previously called the Lord Abingdon Arms. It was substantially rebuilt in 1810 and was renamed the Lopes Arms after Sir Manasseh Massey Lopes who bought the manor and borough, as commemorated by the blue plaque on the building, and was an important and central meeting place in the town. It later became the popular Westbury Hotel, an important central building and meeting place in the town, until in the 2000s when it reverted to The Lopes Arms again. It has now been converted into three separate properties, each retaining the charm and character of the Grade II listed building.

**Property location**  
 The properties are situated in a fantastic central location in the historic market place in the town of Westbury, Wiltshire, and are accessed off of a quiet residential street. They are just a short walk from the shops, cafes and schools in the town. Just round the corner from The Hops is the beautiful All Saints Church, rebuilt in 1437. Also just a short walk away is the Grade II listed Westbury Baths and Swimming Pool, one of the country's oldest pools still in existence, built in celebration of Queen Victoria's. Westbury town features many similar historic buildings and further benefits from the famous local landmark, Westbury White Horse, said to commemorate King Alfred's victory of the battle of Ethandun. As well as being of historical interest, Westbury is a fantastic town to live, with local amenities as well as access to the nearby cities of

Bath, Bristol and Salisbury. Westbury benefits from a direct train line to these cities, as well as a direct line to London, reaching the city in less than 1 hour 40 minutes. Also within a short drive are the towns of Frome, Warminster and Trowbridge.

Outside of Westbury is stunning countryside, including the famous Salisbury Plain and the nearby Mendip Hills Area of Outstanding Natural Beauty.





GROUND FLOOR  
811 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR  
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 1848sq.ft. (171.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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