



JAMES PYLE & CO.



The Old Skittle Alley, Cliff Road, Sherston, Malmesbury, Wiltshire, SN16 0LN

Substantial Wing of a Former Coaching Inn
Newly Converted & Extended
Beautifully Finished
Stunning Open Plan Living
Accommodation
4 Double Bedrooms, 4 En-Suites
'Home for life' Layout
Generous Private Parking
Landscaped Garden
Option to purchase a 1-bedroom barn
conversion by further negotiation



01666 840 886
jamespyle.co.uk



4 The Old School, High Street, Sherston, SN16 0LH
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Price Guide: £750,000

Approximately 1,932 sq ft

'Discreetly tucked away within the heart of the village, this unique newly converted home is a substantial wing of the former Angel Inn offering spacious contemporary styled 'home for life' accommodation'

The Property

This unique village home is a stunning newly converted and substantially extended wing of The Angel, a former coaching inn and in particular the old skittle alley. The property has been thoughtfully designed to include flexible ground floor bedroom accommodation offering a 'home for life' layout. Beautifully finished throughout with high quality fittings, the spacious accommodation extends to just under 2,000 sq.ft.

At the heart of the home, there is a large 19ft by 33ft contemporary open plan living accommodation centred around a modern wood burning stove. Original features of its former life have been incorporated including the skittle alley flooring and a large timber bar making it the perfect space for entertaining guests. The stylish grey and white kitchen is fitted with a dishwasher, 5-ring induction hob, and double oven alongside a breakfast bar adjoining the living area. Other quality fixtures include a built-in wifi sonos system.

The generous bedroom accommodation comprises four double bedrooms, all benefiting with en-suites. There are two bedrooms arranged on the ground floor whilst the two first floor bedrooms feature high vaulted ceilings with exposed beams.

The property has a private driveway with electric gates and ample parking for numerous vehicles, a rare feature for the village. The creatively landscaped garden comprises a BBQ area with artificial lawn covered by a pergola, a side lawn with colourful flower bed borders, and a large patio terrace arranged to the front of the property perfect for alfresco dining complete with external lighting.

Angel Cottage

Located by the driveway entrance, there is a Freehold and wholly self-contained one-bedroom conversion of the old ostlerly which is available by further negotiation. Please contact the agent for details.

Situation

The beautiful, ancient and much sought after



village of Sherston with its broad High Street and historic stone houses is set in an Area of Outstanding Natural Beauty conveniently located on the edge of the Cotswolds. Sherston has a thriving community and offers many facilities, including church, primary school, doctor's surgery, post office & general stores, garden centre, hairdresser, wine shops and two pubs including the highly regarded 16th century Rattlebone Inn, with its excellent food and friendly atmosphere. The facilities and amenities in Sherston more than adequately provide for everyday need with a whole host of societies and clubs meeting on a regular basis offering entertainment and social events for young and old alike.

Schooling locally is second to none, with very good state and independent schools providing transport to and from the village on a daily basis. Close by are the market towns of Malmesbury and Tetbury which are both approximately 5 miles away. Malmesbury is reputed to be the oldest Borough in the country dating back to the 11th Century. Both towns offer a wider range of shops, services,

schooling and leisure facilities. There are main line stations to London-Paddington at Kemble (14 miles) and Chippenham (12 miles) whilst Junctions 17 & 18 of the M4 are both within 15 minutes' drive providing convenient access to Bath, Bristol and Swindon.

Tenure & Services

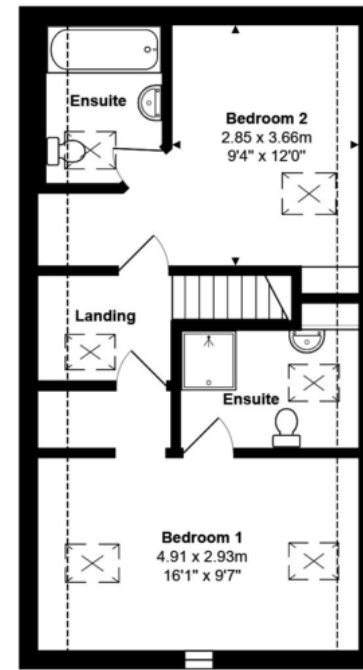
We understand the property is Freehold with electric central heating, mains drains and water. Please note, there is a pedestrian right of way for The Angel through the garden.

Directions

From the centre of Sherston, head up Court Street (opposite The Rattlebone) and take the first left into Cliff Road. Locate the driveway to the property beside the Congregational Chapel. Sat nav postcode SN16 0LN

Local Authority
Wiltshire Council
Council Tax Band
F £2,695





Total Area: 179.5 m² ... 1932 ft²

All measurements are approximate and for display purposes only

EPC Graph to follow



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SHERSTON 01666 840 886

4 The Old School, High Street, Sherston SN16 0LH

PAINSWICK 01452 812 054

Hoyland House, Gyde Road, Painswick GL6 6RD