



High Street, Malmesbury
Malmesbury, SN16 9ZZ

STRAKERS

41A High Street, Malmesbury,
Wiltshire, SN16 9ZZ

Located in the heart of the town an imposing
period property with magnificent proportions and
planning to restore back to a family dwelling.

- Impressive Period Town House
- Magnificent Proportions
- Incredible Potential
- Planning Now Granted 20/09007/FUL
- Panoramic Views Over Malmesbury
- 4500 sq ft Over Four Floors
- Retains Character & Charm
- Prominent High Street Setting
- Garden & Parking
- Currently Mix Commercial/Residential

£650,000



****VIRTUAL TOUR AVAILABLE**MALMESBURY HIGH STREET**OPPORTUNITY TO CREATE STUNNING TOWN HOUSE**EDWARDIAN SPLENDOUR**WALLED GARDEN AND PARKING****

This is an exciting opportunity to create an imposing family house right in the heart of the town. Built in 1902, this prominent red brick building currently has commercial and residential accommodation, and planning permission has been granted to convert it into a spacious family home with magnificent proportions. On the ground floor the proposed layout provides four reception rooms and an impressive kitchen/family room, together with a separate utility and cloakroom. The two upper floors will provide 5 bedrooms (one en-suite) and two bathrooms - on the top floor there are stunning views over the town. Outside there is gated parking and a west facing walled garden with brick-built outbuilding.

SITUATION

Conveniently located in the heart of this historic town, yet within a short distance of country walks and the picturesque River Avon. The hilltop town of Malmesbury is officially recognised as England's oldest borough. Situated on the edge of the Cotswolds, surrounded by two branches of the River Avon, it boasts buildings of golden Cotswold stone and beautiful river walks. Famous for its ancient Abbey and elaborate 15th century Market Cross, the town may well have history round every corner but is also bursting with life, enjoying excellent independent shops, a Waitrose, charming cosy pubs, friendly cafes, regular farmers' markets and a busy local events schedule. The establishment of the Dyson design and development headquarters on the edge of the town means that Malmesbury is now a centre for technical innovation, allowing the town to truly describe itself as both ancient and modern. Malmesbury is five miles north of the M4 (Junction 17) so within easy commuting distance of Bristol, Bath and Swindon. London is approximately 1½ hours away by car or train.

PROPERTY INFORMATION

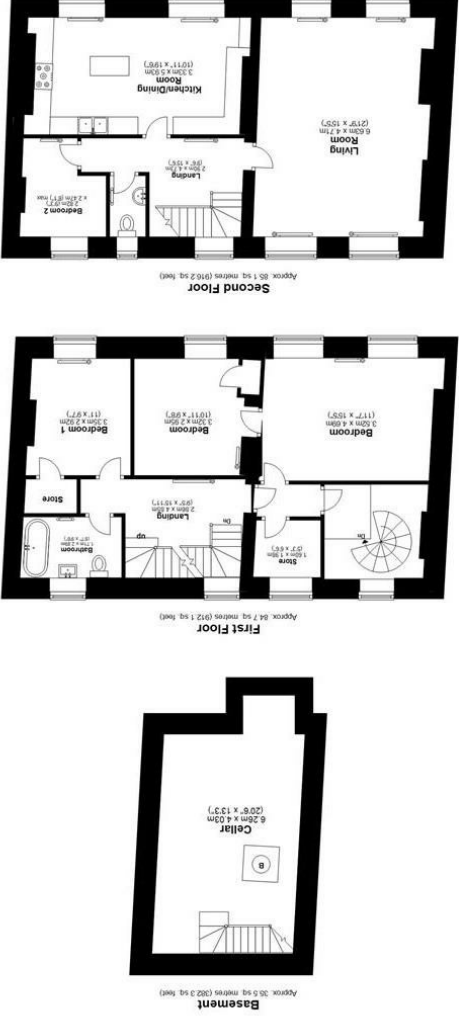
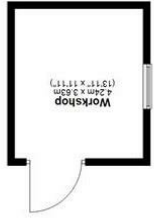
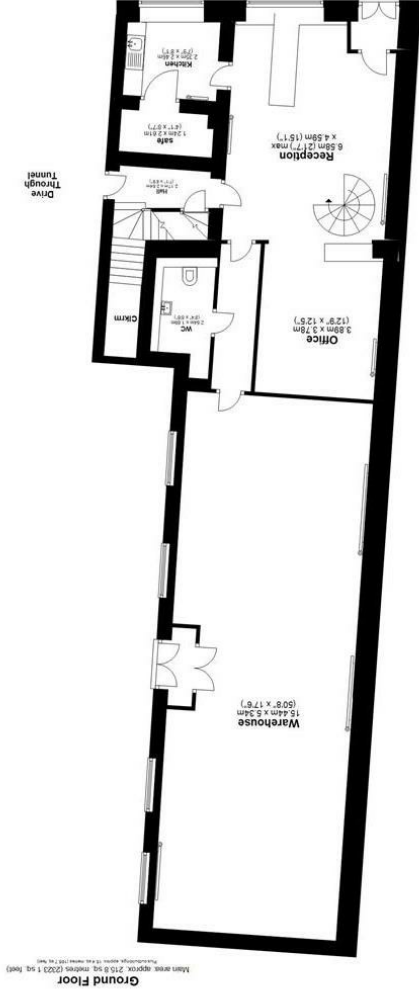
Tenure: Freehold

EPC Rating: D

Council Tax Band: TBC

All main services are connected. Planning Ref: 20/09007/FUL





Main area: approx. 421.2 sq. metres (4533.8 sq. feet)
Floor slab/step: approx. 15.44 metres (50.65 ft. high)