



High Street, Marshfield
Wiltshire, SN14

HAMPTONS
INTERNATIONAL

Beyond your expectations

Grade II Listed 4 bedroom residence with 2 additional apartments.

Georgian Residence | 4 Bedroom Family Accommodation | 1st Floor Apartment requiring refurbishment | 3 Bedroom Top Floor Apartment | Courtyard Garden | Parking for 8-10 cars

Guide Price £995,000 Freehold

Description

The Malting House is an imposing Grade II Listed Georgian residence situated in the heart of the sought after village of Marshfield. Behind the handsome façade is a very impressive building incorporating an extremely spacious four bedroom family home, a blank canvas first floor apartment (requiring refurbishment) and a separate three bedroom top floor apartment. As one of the most significant buildings in the village, Hamptons International is delighted to bring this unique opportunity to market. The Malting House needs to be appreciated in person to view both the existing space and potential of its over 5000 sq.ft. living accommodation. The family accommodation currently comprises the ground and over half of the first floor. The private entrance hall leads to two attractive front reception rooms; the drawing room has retained its corniced ceiling and sash windows with working shutters and a central fireplace, with the music room benefitting from similar period features. There is a further ground floor sitting room and a guest bedroom with en-suite shower room. A major feature of the house is the kitchen/dining area which extends over 30 ft. long with a beautifully restored floor to ceiling "malting oven" presiding over the room. This is a wonderful space for family living and entertaining with two stable doors providing access directly out to the private walled courtyard garden. With a rear staircase leading to the first floor, a generous hallway and landing area gives on to three bedrooms, all extremely well-proportioned, two with full height exposed A-frame beam ceilings and the master bedroom

including a dressing room and en-suite bathroom. The three interlinking front rooms of the first floor form a separate potential apartment with three double sash windows looking out across the countryside. This section of the house offers a blank canvas to design and refurbish as you wish, either incorporating to the principal house or updating as a stand alone apartment for guests, separate office work space or a self-contained apartment for rental income. The front stone staircase to the house leads to a privately accessed second storey apartment with its three front rooms (including en-suite) all benefitting from wonderful views; there are two further rooms to the rear, together with a kitchen and bathroom. The house is suited to a huge variety of uses and a tour is highly recommended to fully appreciate its potential to suit diverse accommodation needs – or indeed to reinstate the whole house to its former glory as a grand village home.

Location

Marshfield is a highly sought after village approximately eight miles north of Bath and also benefitting from easy access to Bristol and Chippenham either via the A420 or the M4 Motorway. The unspoilt High Street is made up of predominantly period homes and essential amenities such as central stores, post office, butchers, Sweetapples tea room, newsagents and a pretty furniture and design shop. There is a popular primary school which was re-built just a few years ago and a choice of public houses as well as the village church and GP's surgery.

Hamptons International

32 Gay Street, Bath, BA1 2NT

Sales. 01225 312244

bathsales@hamptons-int.com

www.hamptons.co.uk

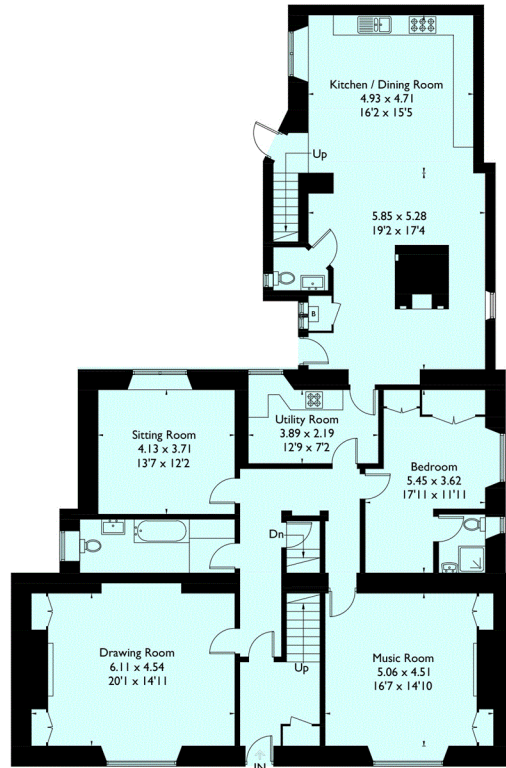


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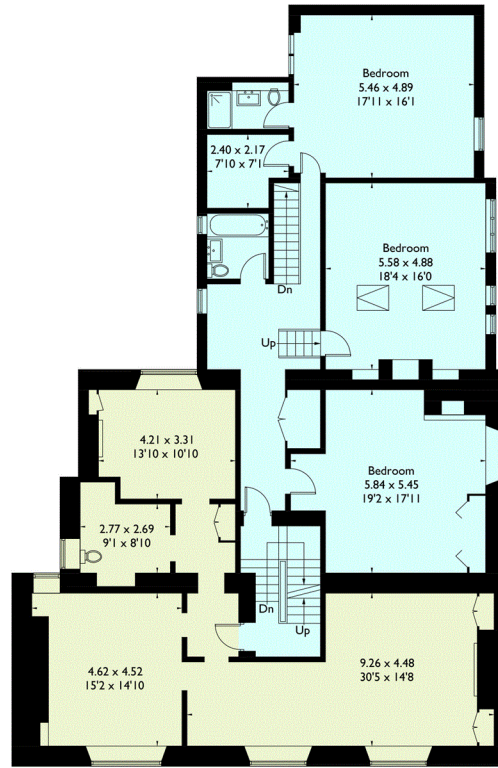
Approximate Gross Internal Area = 552.2 sq m / 5944 sq ft
 Cellar = 22.4 sq m / 241 sq ft
 Total = 574.6 sq m / 6185 sq ft



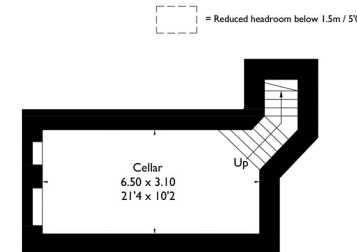
- Family Accommodation
- Front First Floor Apartment
- Top Floor Apartment



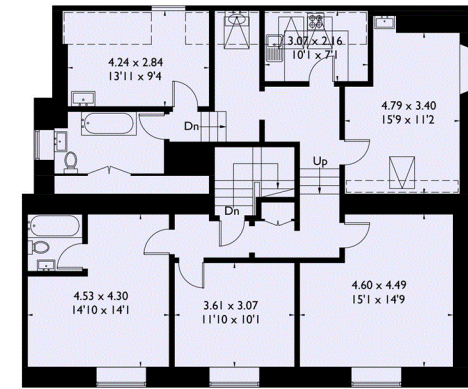
Ground Floor



First Floor



Cellar



Second Floor

FLOORPLANZ © 2017 0845 6344080 Ref: 179934

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

