

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## The Hermitage, Corston

Price Guide £775,000

An historic and prominent Grade II Listed home (2441 sq ft) in need of some updating, with a large outbuilding (582 sq ft) and generous well tended gardens.

4 bedrooms plus 2 attic rooms, bathroom and cloakroom. 3 reception rooms, kitchen and utility room. Off-road parking, well stocked mature gardens.

CHAIN FREE



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# The Hermitage , Corston

## The Property

The Hermitage is a prominent and historic Grade II Listed building which dates from the late 17th century, with more recent additions in the 19th and 20th centuries. Of natural stone construction with a number of stone mullion windows, the front façade has an imposing open porch with Doric columns. Having been in the same ownership since 1986, the house, while perfectly habitable, would now benefit from some updating. Internally there are a number of fireplaces, and in the loft are some lovely old elm floorboards. At the side and rear of the house there is a large stone outbuilding, reputed to be a former forge, which provides garaging, storage and a workshop. The well stocked and south facing rear garden is enclosed and very private, while a large terrace adjoining the house caters for alfresco dining.

## The Accommodation

There are three reception rooms, all with fireplaces, with the sitting room having a fitted log burning stove. The kitchen overlooks the courtyard and there is a ground floor bathroom, with an adjacent utility room with shower. The main staircase by the front door is wider than normal and leads to the first floor landing, as does the secondary spiral staircase by the dining room. There are four first floor bedrooms, one with extensive wardrobes, and a cloakroom. The spiral stairs continue to two further attic rooms with exposed timbers, elm floorboards and windows to either gable end.

## Outside

There is a driveway to the right of the house providing parking for several cars. The front garden has areas of lawn and well stocked borders, with a stone retaining wall onto the small village green which has the Listed World War 1 memorial cross. Adjoining the rear of the house is a large and private terrace with a greenhouse and gated access onto the parking area. Steps lead up to a level south facing garden, with a large raised fish pond, a shed and several raised vegetable beds. The front and rear gardens have mature well stocked borders and trees, providing plentiful colour in the spring and summer months.

## Outbuilding

Currently providing garaging and storage for the solid fuel, with an adjoining workshop. Both sections have mezzanine storage, together with power and light.

## General

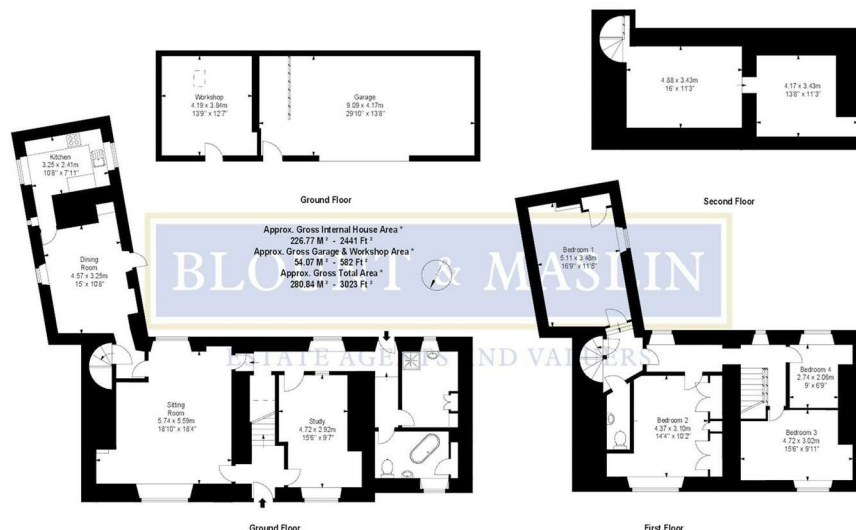
Mains water, electricity and drainage are connected. The Trianco solid fuel boiler is in the utility room. Council Tax band G - £3,628.35 payable for 2024/25. There is no EPC as the property is Listed.

## Location

Corston lies approximately two and a half miles south of Malmesbury and has a church, village hall and public house. The nearby thriving town of Malmesbury has a comprehensive range of shops including a Waitrose, a library, museum and a sports centre with swimming pool, plus there are various cultural activities including frequent events at the lovely old Abbey. The proximity of the M4 motorway provides good communications with Swindon, Bath, Bristol and London and there are mainline train services from Chippenham and Kemble to Paddington in just over an hour.

## Directions to SN16 0HB

From Malmesbury head south on the A429. On reaching Corston proceed around the left hand bend, continue past The Radnor Arms and, as you approach the right hand bend, the house will be seen directly in front of you, behind the war memorial.



While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.