

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury
Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



Brook House, Crudwell

Price Guide £750,000

Charming period home (1952 sq ft) in the heart of this popular village, with one bedroom annex.

4 double bedrooms, 2 bath/shower rooms. Entrance hall, cloakroom, sitting room, dining room, study, kitchen/breakfast room, utility room.

Parking and enclosed gardens.



Brook House, Crudwell

The Property

Built originally in 1637, this former malt house was subdivided many years ago and subsequently extended to provide a deceptively spacious period home of considerable character and charm. The property has been updated over the years and the current owner has replaced the boiler, which is now situated outside. There are a wealth of character features including numerous fireplaces, exposed beams and timbers and stone tiles throughout the ground floor.

Within the rear garden is a detached annex, which has the potential to provide additional income from short term lettings (subject to planning consent) or would equally make an excellent home office, studio or additional family accommodation. It benefits from having separate access from the rear of the property with parking.

The Accommodation

The front door leads into an entrance porch, which continues into the hall, with stairs off to the first floor. On the right is the dual aspect sitting room, which has an impressive inglenook fireplace fitted with a Stovax log burner, a lovely beamed ceiling, exposed stonework and a window seat. There is an understairs cupboard with a light and a door to an inner lobby with a cloakroom on the right and a further door leading into the kitchen/diner. This has a range of wood fronted units with granite work surfaces and a water softener. There are double doors to the rear garden and a utility room off with a butlers sink, shelving and cupboards plus space for the washing machine and tumble dryer. An opening off the kitchen leads to the study with direct access to the front garden. A door leads off this to the impressive second living room, which has an inglenook fireplace with bread oven. There is an old door leading to the original wooden spiral staircase to the bedroom above with a cupboard under. There is a further built-in cupboard and a serving hatch to the kitchen. On the first floor is a split-level landing with the airing cupboard including the water cylinder and the pump for the showers. The dual aspect master bedroom is at the front and has a large built-in wardrobe, former fireplace and an en-suite bathroom with shower over the bath and two built-in cupboards. Adjacent is the family bathroom, again with shower over the bath and access to the loft. There is a further generous-sized double bedroom and a small double/single bedroom. A hallway (with access to the loft) leads to the impressive largest double bedroom with a vaulted ceiling, exposed beams and chimney breast, plus the secondary stairs leading down to the second living/dining room.

The Annex

The detached annex is set away from the main house in the rear garden with its own patio area. The front stable door leads into an entrance lobby and thus into the open plan kitchen/dining/sitting room with wooden units and worksurfaces, an integrated cooker and electric water heater. The bedroom is a large sized double with a built-in wardrobe and a nicely appointed en-suite shower room. The annex is heated by electric radiators.

Outside

At the front of the house, a gate leads via a paved path to the door into the study. The front garden is chiefly walled with a lawn and numerous shrubs, mature plants and trees as well as two small patio areas. The rear garden includes a paved and gravelled area with low stone walls as well as numerous roses, mature shrubs and trees. There is a small shed with adjacent wood store and a brick-built BBQ area. The path through the garden leads to a further large shed with electricity connected and a workbench. Beyond this is a lawned area and a large greenhouse, also with electricity connected and the screened oil tank. There is a gravelled parking area for two cars with twin gates onto Tuners Lane. There are further parking spaces for several cars at the front of the property; these have always been used by the current and previous owners.

General

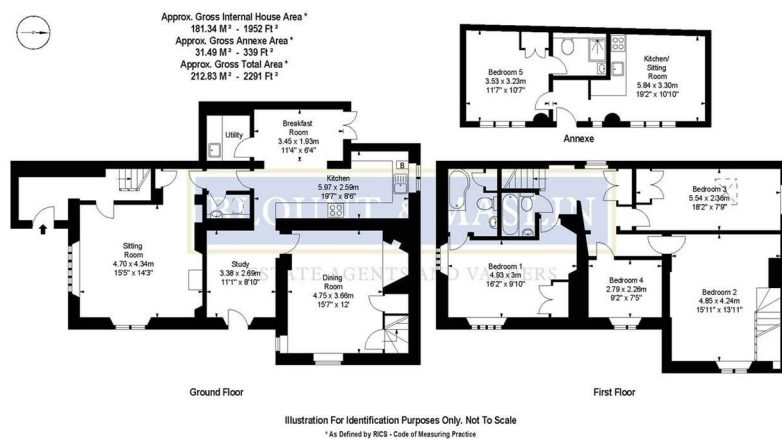
Mains water, electricity and drainage are connected. The oil fired boiler is outside, adjacent to the kitchen wall, and supplies central heating and hot water. Band G - £3,825.68 payable for 2025/26. EPC rating: Band E - 54.

Location

Crudwell lies three miles north of Malmesbury, close to the Wiltshire and Gloucestershire borders and is a popular village with a primary school, village hall, two hotels and two public houses. It is some seven miles south of Cirencester and there is a train station with access to London - Paddington, in the neighbouring village of Kemble.

Directions to SN16 9EH

From Malmesbury proceed north to Crudwell on the A429. After three miles, enter the village and shortly after the traffic lights turn left into Tuners Lane. Take the second turning on your left and the property is the first on your right hand side.



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.