

## Lyncott, Lea, Malmesbury, Wiltshire, SN16 9PF



Pretty period cottage which has been extended • Spacious accommodation throughout • Kitchen-diner with an opportunity to install a wood burner • Large sitting room and conservatory • Huge principal bedroom with a balcony and en-suite shower room • Ample driveway parking • Good size garden mainly laid to lawn • No onward chain • EPC E

# Lyncott,

Lea, Malmesbury, Wiltshire, SN16 9PF

## Key Features



4  
Bedrooms



3  
Bathrooms



3  
Receptions

## About the property

Nestled on the edge of a picturesque village, this charming period semi-detached house offers a perfect blend of character and modern comfort.

This pretty stone cottage has been doubled in size and offers a sizeable house with magnificent views, plenty of parking and further opportunity to put your mark upon it.

Approached into a vaulted porchway, plenty of room to hang coats and take off shoes. The hallway has a beautiful wooden flooring, from which there is a study, a large sitting room with double doors ready to throw open onto the patio, and double doors into the conservatory.

The kitchen is a lovely size, quality units with a breakfast bar, and plenty of room for a table. The fireplace could house a wood burning stove and is waiting to be plastered. Adjacent is a useful utility room with a shower room.

Upstairs a wide landing gives way to four double bedrooms, all a really good size but the principal bedroom is vast, with fitted wardrobes and an en-suite bathroom. Double doors will open onto a decked balcony. The family bathroom has a bath and separate shower.

Outside there is ample driveway parking for several cars and a tandem double garage with a workshop at the back. The garden is lovely, mainly laid to lawn with lovely views of fields at the back.

## Amenities

Lea is a village located in Wiltshire lying approximately 1.5 miles (2.4km) east of Malmesbury.

Lea and Garsdon CE Primary School covers Lea and the surrounding villages.

The village has one public house the Rose and Crown, other facilities include village hall, tennis

court, a former telephone box which has been converted into a library plus a children's play area.

## Directions

From our office in Tetbury take the third exit on the roundabout into Market Place, follow into Silver Street and continue out of Tetbury.

Continue to Malmesbury and at the roundabout take the first exit onto Filands, at the next roundabout take the third exit onto the A429 heading towards Chippenham. Go straight on at the next roundabout and after Waitrose take the first exit off the roundabout signposted Lea.

Follow this road and there will be a turning on the left signed Lea, turn left here and the property is the last house on the left hand side before you reach the centre of the village.

## Services & Tenure

The tenure is Freehold.

## Local Authority

Wiltshire Council

Council Tax Band: E

## Our reference

TET/HP/RN/18042024

## We'd love to hear from you

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# Lyncott Lea, Wiltshire, SN16

Approximate Area = 2524 sq ft / 234.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Perry Bishop. REF: 1100787



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