



A GENUINELY OUTSTANDING PROPERTY

Guide Price £575,000 Freehold

Winkworth



MALT BARN, 5 MALHOUSE COURT, COCK ROAD, ROWDE, WILTSHIRE, SN10 2PP

Malt Barn is an immaculately presented barn conversion, completed in 2020 and beautifully mellowed in the few years since then. The house has been finished to a high standard with smart bathrooms, marble worktops, underfloor heating and a stylish clear view wood burner.

This is a light filled, comfortable and well designed single storey home. Starting life as a genuine farm building, it has of course, been rebuilt, extended and finished to a high specification. Quietly located away from noisy roads, there are delightful walks literally on the doorstep

AT A GLANCE

entrance hall

cloakroom

large kitchen / dining / sitting room

double bedroom with ensuite shower room

two double bedrooms with Jack and Jill bath / shower room

Outside:

gated gravel driveway with plenty of parking

open fronted double parking barn

open sided garden room

SERVICES

mains gas central heating, drainage, water and electricity

Wiltshire Council Tax band E

EPC band C

£500 annual management fee



LOCATION

Rowde is a pretty village just one mile from the market town of Devizes. The village can boast a modern primary school, church and a lovely public house, The George and Dragon which serves delicious food. There is also the fabulous Rowdey Cow Ice Cream Parlour and restaurant. The famous flight of locks on the Kennet and Avon canal runs down beside the village and the area is excellent for walking, riding and country pursuits.

At the top of the hill, Devizes has a wide array of shops, restaurants and pubs as well as a cinema (being refurbished currently), small theatre, museum, doctors' surgeries and a leisure centre. There is a bustling weekly produce market and a lively annual timetable of festivals and events.

The elegant and historic centres of Bath and Salisbury are within forty five minutes and there are mainline stations at both Pewsey and Chippenham, around ten miles away (Paddington just over an hour).

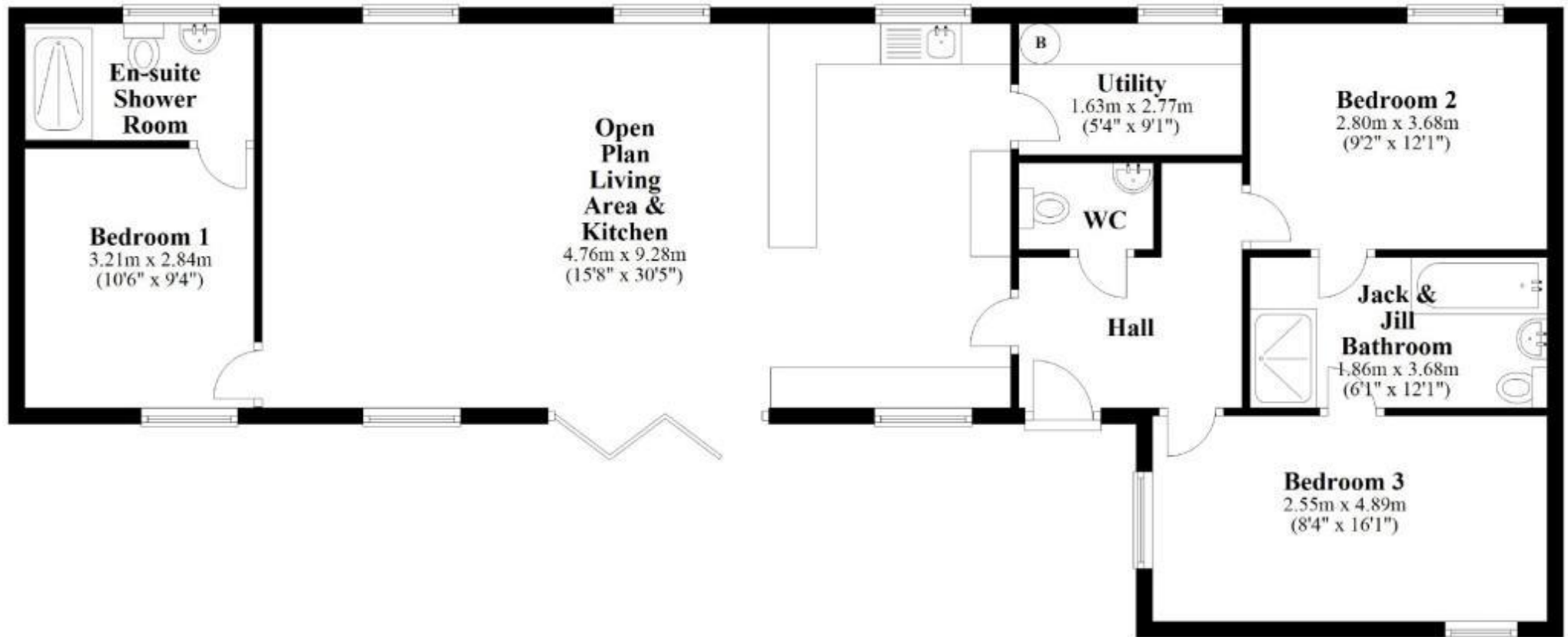
DIRECTIONS

From our office in The Market Place, leave on Northgate Street in the direction of Chippenham. Turn right at the fork in the road and gatehouse, heading down Dunkirk Hill to Rowde and, just after the George and Dragon pub, turn left onto Cock Road. Malthouse Court will be found through a five bar gate on the right just after a couple of modern houses. Malt Barn is through the black gate on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			101
(95-100)	A		
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floorplan 1119 sqft



Floorplan may not be exactly to scale but is for illustrative purposes only
Plan produced using PlanUp.

Devizes | 01380 729 777 | devizes@winkworth.co.uk

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