



2 Bedroom  
Cotswold Cottage  
in Eastcourt,  
near Malmesbury

£1,400 PCM

Kiln Cottage  
Malthouse Farm  
Malmesbury  
SN16 9HW



Victoria Allman  
lettings



- Character Cotswold cottage
- Popular country village location
- 2 double bedrooms, 2 bathrooms
- Delightful, cosy living room & dining area
- Fully furnished
- Small garden & off-street parking
- Council Tax Band C (Wiltshire)
- EPC Rating E
- Available from January



## SUMMARY

Kiln Cottage is a delightful two bedroom period character home, converted from a former malt house and crammed with character features. The property is set within the rolling Cotswold countryside in the village of Eastcourt, conveniently located between the historic market towns of Malmesbury, Tetbury, and Cirencester.

The property is available fully furnished on a long-term let from January 2026. Sorry, not suitable for pets.



## DESCRIPTION

Converted from a former malt house, the cottage has immense character with exposed beams and the original 'kiln'. The ground floor features a unique and well presented kitchen which includes the original brick kiln and separate dining area, as well as a delightful living room. On the first floor there is a double bedroom with a separate walk-in dressing room, and a bathroom complete with bath. The second floor has another good-size double bedroom and separate bathroom with shower unit. Additional built-in storage is also available. At the front of the cottage there is a small enclosed garden ideal for sitting out, and ample off-street parking for at least two cars.

## SITUATION

Kiln Cottage enjoys a beautiful rural setting down a quiet country lane in the village of Eastcourt. The nearby village of Crudwell (just 1 mile west) has a newly opened farm shop as well as two highly rated dining venues, The Rectory Hotel and The Potting Shed pub. The village of Oaksey (just over 1 mile northeast) also has a well-regarded pub and a popular village shop.

There is an excellent range of shops and amenities available in Malmesbury (6 miles), Tetbury (6 miles) and Cirencester (10 miles) including Waitrose stores in both Malmesbury and Cirencester. There is also an excellent choice of local schools including popular primary schools in the nearby villages of Crudwell, Oaksey and Minety; secondary school options include Ofsted 'Outstanding' rated Malmesbury as well as various private education options.

The area offers good commuter access to regional centres including Swindon, Oxford, Cheltenham, Bath and Bristol. The M4 motorway (Junction 17) is about 10 miles away whilst a mainline rail service to London Paddington runs from Kemble Station (5 miles), scheduled to take about 75 minutes.



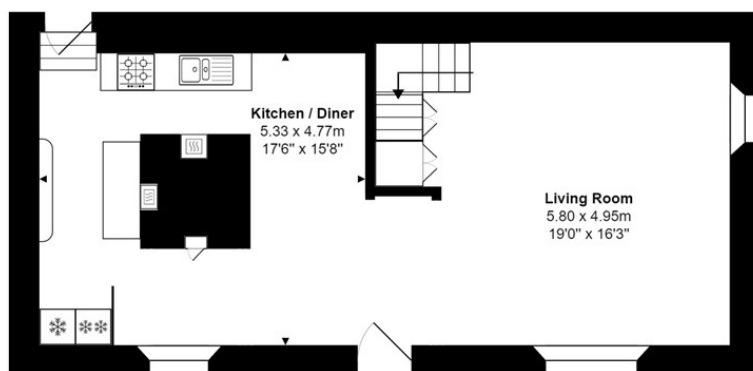




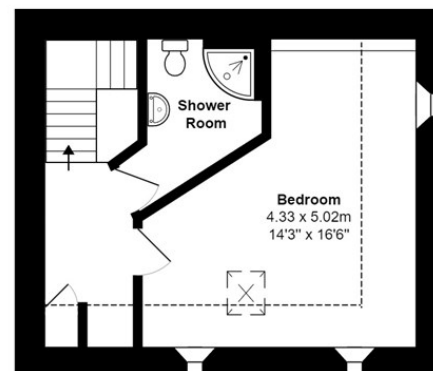


Total Area: 116.3 m<sup>2</sup> ... 1252 ft<sup>2</sup>

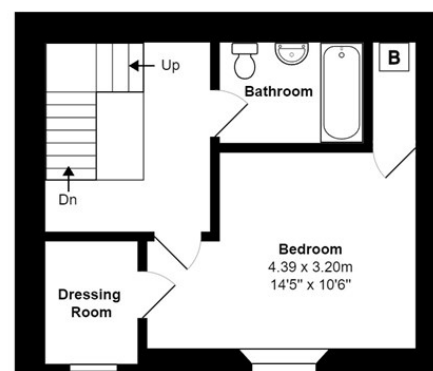
All measurements are approximate and for display purposes only



Ground Floor



Second Floor



First Floor

## DIRECTIONS

From Malmesbury head north towards Cirencester on the A429. After 2 miles enter Crudwell, continue through the village and take the first right signed for Eastcourt and Oaksey opposite The Potting Shed pub. Continue through the lanes for about a mile into Eastcourt. After a short distance, at the end of a long stone barn, the entrance to Malthouse Farm and Kiln Cottage is on the right.

Postcode: SN16 9HW

What3Words:  
///barstool.amended.culling

## CONTACT

lettings@victoriaallman.co.uk  
01666 338866

www.victoriaallman.co.uk

## REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and LPG central heating. Superfast broadband is available in this area; mobile coverage is classed as good outdoors and variable in-home – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.

| Energy Efficiency Rating                    |           |           |  |
|---------------------------------------------|-----------|-----------|--|
|                                             | Current   | Potential |  |
| Very energy efficient - lower running costs |           |           |  |
| (92 plus) <b>A</b>                          |           | <b>91</b> |  |
| (81-91) <b>B</b>                            |           |           |  |
| (69-80) <b>C</b>                            |           |           |  |
| (55-68) <b>D</b>                            |           |           |  |
| (39-54) <b>E</b>                            |           |           |  |
| (21-38) <b>F</b>                            | <b>44</b> |           |  |
| (1-20) <b>G</b>                             |           |           |  |
| Not energy efficient - higher running costs |           |           |  |
| EU Directive 2002/91/EC                     |           |           |  |
| England & Wales                             |           |           |  |



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