



2 Bedroom  
Barn Conversion  
in Pinkney,  
near Sherston

£1,350 PCM

Field Cottage  
Pinkney  
Malmesbury  
SN16 0PD



Victoria Allman  
Lettings

- Character Cotswold barn conversion
- Countryside location near to Sherston
- Two double bedrooms
- Large living room with woodburner
- Available unfurnished or part-furnished
- Off-street parking
- Council Tax Band B (Wiltshire)
- EPC Rating E
- Available from mid March
- Not suitable for pets

## SUMMARY

A delightful two bedroom Cotswold stone barn conversion in a lovely rural location, just a mile from the popular village of Sherston.

This property would suit a professional single person or couple, and is available on a furnished or unfurnished basis from mid March. Sorry, not suitable for pets.



## DESCRIPTION

Field Cottage is a delightful two bedroom barn conversion, converted alongside two similar properties in the grounds of a beautiful country house. Renovated to a very high standard and offered on a furnished or unfurnished basis, the cottage has a great deal of character with exposed beams and high ceilings throughout. The accommodation consists of a large living / dining room with a woodburning stove, and a beautifully presented kitchen with shaker style units and integrated appliances. There are two good size double rooms and a nicely finished bathroom. Field Cottage also offers off-street parking for two cars and the use of a communal garden.

## LOCATION

The property is located in Pinkney, a rural hamlet surrounded by rolling Cotswold countryside and about a mile from Sherston. With its award-winning status as one of the best villages to live in the UK, Sherston is highly popular with those looking for a peaceful but connected place to call home. For a village of its size, Sherston offers a fantastic range of amenities including a popular village shop and post office, wine shop, hairdresser, doctor's surgery, the popular Angel cafe, and the excellent Rattlebone Inn.

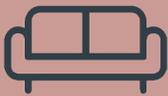
Close by are the market towns of Malmesbury and Tetbury which offer a wide variety of shops and services including Waitrose and Tesco supermarkets. Junctions 17 and 18 of the M4 are both within 15 minutes' drive providing easy commuter access to Bath, Bristol and Swindon, whilst rail services to London Paddington and other regional centres are available from Chippenham.



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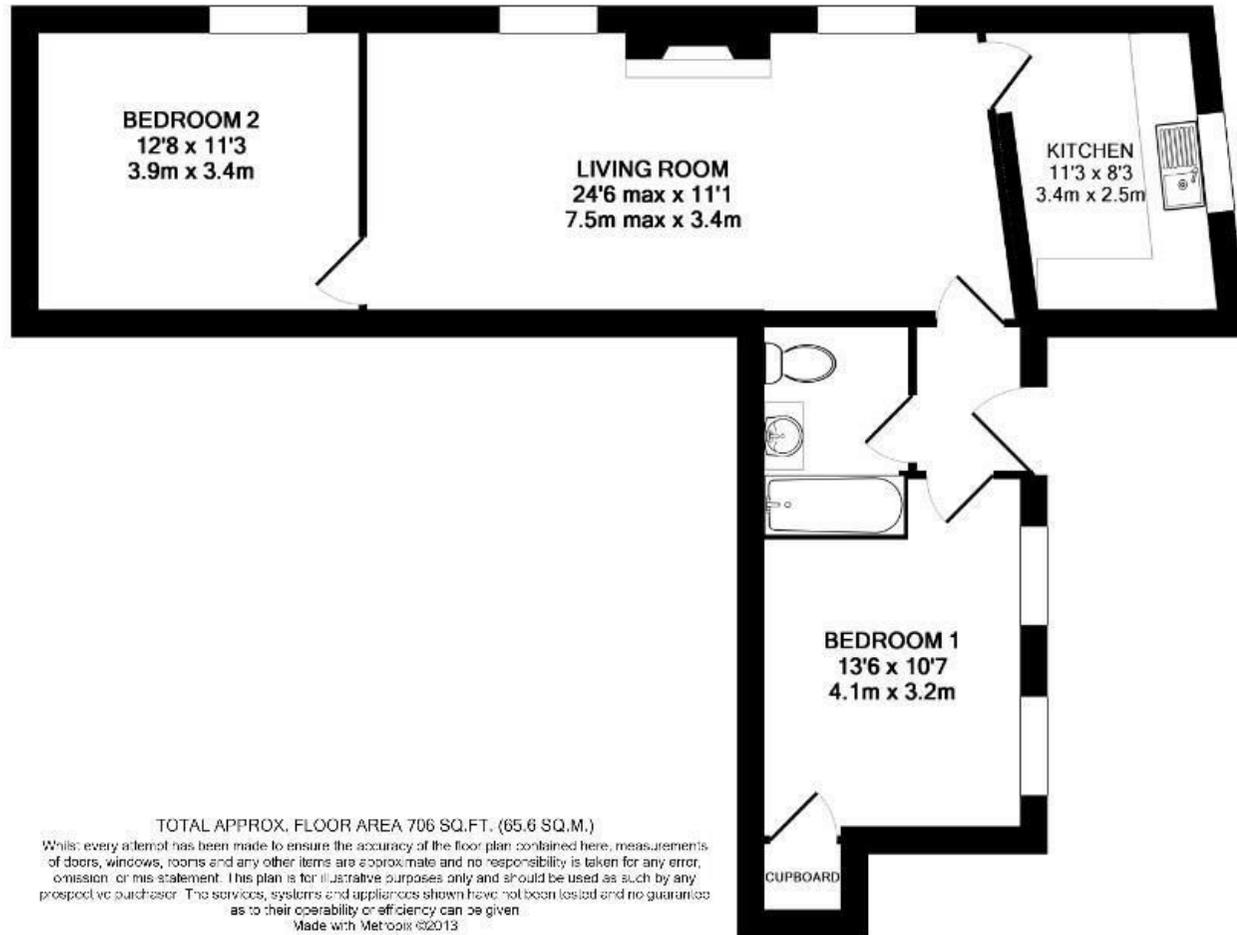


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E





## DIRECTIONS

From Sherston head towards Malmesbury on the B4040. After 3/4 mile, at Pinkney, turn left at the crossroads and proceed up the lane for about 1/4 mile to locate the entrance to Field Cottage and Pinkney Court on the right hand side.

Postcode: SN16 0PD

What3Words:  
///sizzled.petulant.toddler

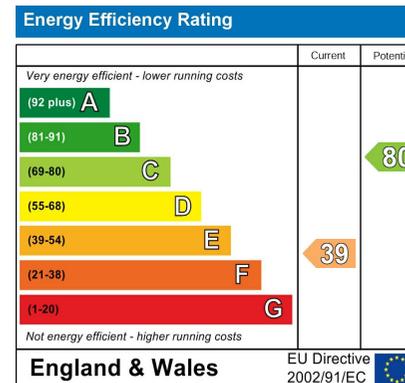
## CONTACT

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## REQUIRED INFORMATION

We understand the property has mains electricity, water, septic tank drainage, and biomass central heating. Ultrafast broadband is available in this area; mobile coverage is classed as good outdoors – 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.



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lettings