

6-Bed Listed House With 2-Bed Holiday Cottage £995,000 (Freehold) Malmesbury, Wiltshire



Business description

This is a wonderful opportunity to buy a 6 bedroomed Listed Town House in the middle of the ancient town of Malmesbury, plus an on-site holiday cottage; complete newly renovated from the derelict stables that they once were. The cottage provides much needed and very sought after holiday accommodation in the town.

Braxted Cottage is a 2 bedroom self-contained, self-catering holiday cottage with a proven 5 years business. Guests to the cottage include holiday makers, wedding guests, people with friends or family in the town (but nowhere to put them up) and business people. The current owners, in their most successful year, achieved 97% occupancy, but the other years have also been unusually high occupancy for a holiday cottage. The cottage has done so well because there is very little accommodation in the area. There are only 2 other holiday cottages in the town, 2 B&Bs and two small hotels (one of which is very expensive). Prices for a week's stay at the cottage range from £300 in the winter, to £595 in the summer.



The house is currently used by the owners as a family, but there may be an opportunity to change the use of the house and convert it to B&B, providing 4 double bedrooms to let, plus ample living accommodation for the owners. There's plenty of room in the market to make a B&B work really well in Malmesbury. The only thing that would need to be checked is the potential for getting planning consent for a change of use as the property is Grade II listed.

Malmesbury is a beautiful, old town, with a thriving community spirit an

"Outstanding" Ofsted Primary School and "Outstanding" Secondary School. It's a wonderful place to bring up children.

The cottage provides a second income. It's actually a no-brainer.

So, if you're desperate to get out of the city and find yourself a fabulous pad, with income, in the middle of a thriving community, This house and cottage might well be for you.

Property information

Property:	Freehold
Living accommodation:	House: 6 bedrooms (1 ensuite), 4 receptions Cottage: 2 ensuite bedrooms - one king sized, the other twin or superking. Living area and kitchen upstairs. Open plan, beams.
Location:	Close to town centre
Premises details:	<p>This Grade II Listed late 18th Century home enjoys colloquial features synonymous of its era. The symmetry of the west facing facade exudes noteworthy architectural merit with sash windows, Tuscan doorcase with open pediment porch and batwing fanlight detailing. High ceilings and skirting boards, original built in storage cupboards and Victorian and Art Deco period fireplaces all compliment this elegant style.</p> <p>The current owners have carried out a programme of comprehensive works. Of particular note, is the renovation of the lower ground floor which has been tanked and underfloor heating installed, thus providing further accommodation including a double bedroom and en-suite shower room, family room, utility/boot room. The addition of a garden room, enhanced with floor to ceiling windows and under floor heating, creates an ideal haven to retire and enjoy seasonal views of the garden regardless of our inclement weather.</p> <p>Externally, the property offers parking for numerous vehicles and a workshop/garage. The rear garden enjoys a picturesque setting with elevated views. Steps lead down to the extensive lawn with mature shrubs, walnut tree and childrens play area. A stone pathway meanders towards a riverside patio with lantern lighting, ideal for al fresco entertaining, providing all the components for quintessential family living. This is a property of stature and individuality located within the heart of historic Malmesbury. With enduring classical charm this family home provides a harmonious blend of contemporary living, versatility and handsome period features.</p>

Business Operation

Expansion potential:	No expansion potential.
Competition / Market:	Only one or two other holiday cottages in the town has meant business at the cottage has been brisk. Lots of people come to Malmesbury to visit family and friends whose houses are too small to accommodate them. The owners also have lots of wedding guests, and many people who come on business. In 2010, we achieve 97% occupancy.
Reasons for selling:	Moving house.
Employees:	None



