



ESSENCIA  
— HOMES —

# MANOR YARD MALMESBURY

— *Three Luxury Cottages* —

BREW HOUSE

GATE HOUSE





## MANOR COTTAGE



## AN EXQUISITE COLLECTION

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Situated in the heart of Malmesbury, Manor Yard comprises three idyllic cottages, 2 two-bedroomed homes and 1 three-bedroomed home.

Each cottage blends traditional features with contemporary design. Whilst each home is unique, all boast downstairs' cloakrooms, vaulted ceilings, open plan living spaces, underfloor heating and courtyard garden spaces. Finer details include hand forged ironmongery, limestone tiled hallways, bespoke kitchens with built in Neff appliances, luxurious bathrooms, conservation rooflights, zoned LED lighting and traditional leadwork. In addition, is a 10 year ICW structural defect warranty.

Ideal for the discerning owner looking for the highest levels of inspirational materials and finishes.



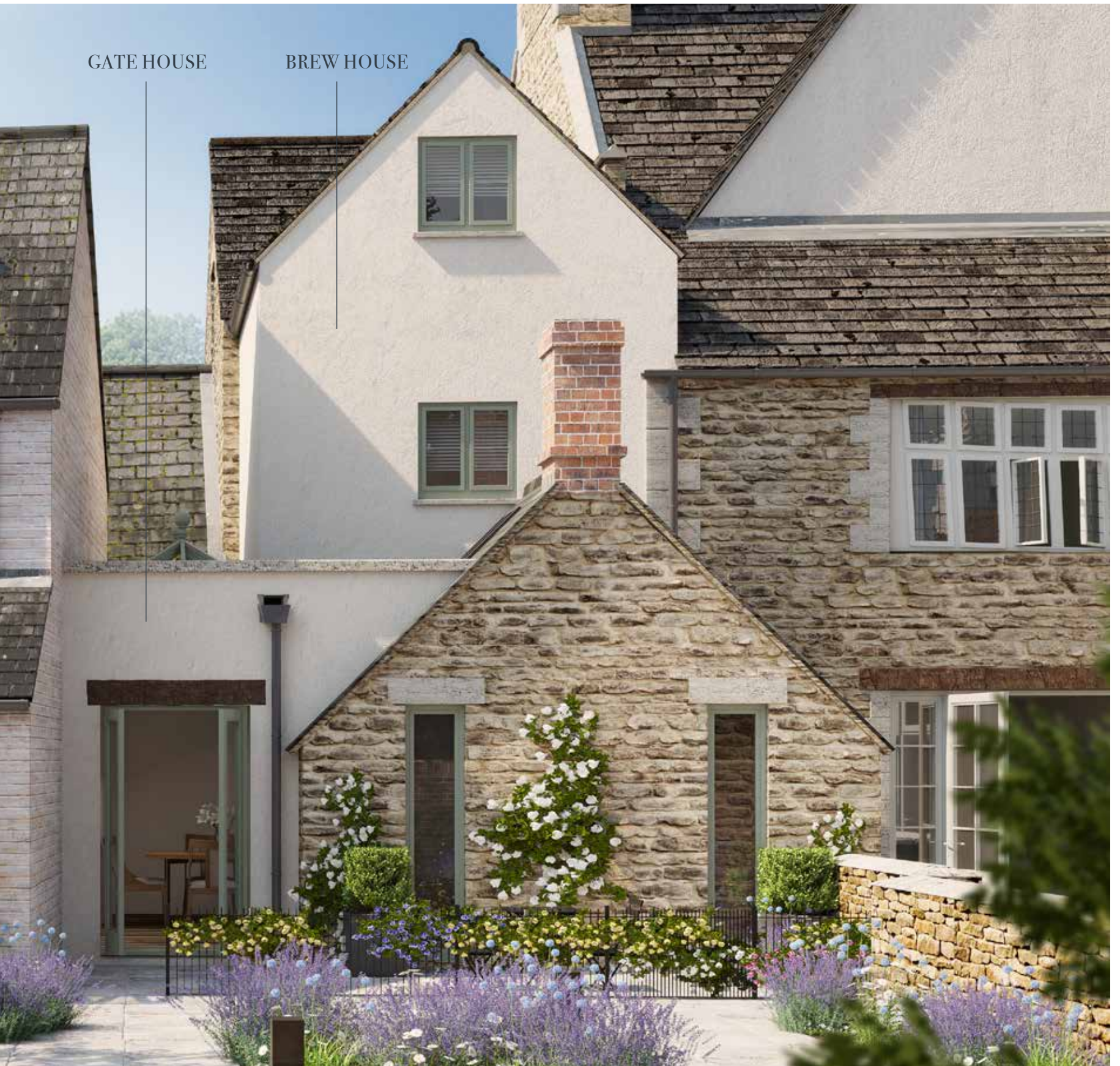
MANOR COTTAGE

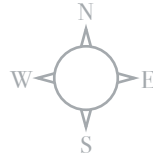




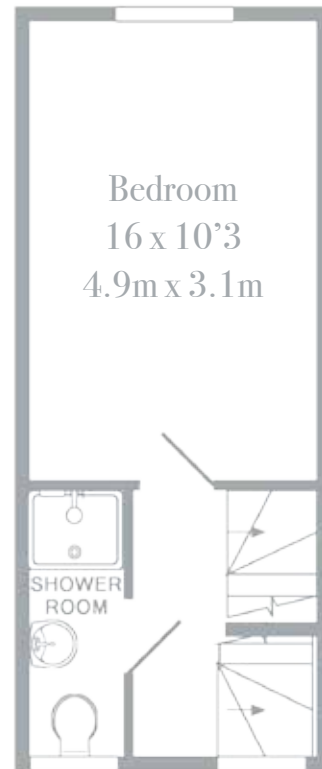
GATE HOUSE

BREW HOUSE





GROUND FLOOR  
APPOX. FLOOR AREA  
494 SQ.FT. (45.9 SQ.M.)



FIRST FLOOR  
APPOX. FLOOR AREA  
260 SQ.FT. (24.2 SQ.M.)



SECOND FLOOR  
APPOX. FLOOR AREA  
260 SQ.FT. (24.2 SQ.M.)

TOTAL APPOX. FLOOR AREA 1014 SQ.FT. (94.2 SQ.M.)



# THE BREW HOUSE

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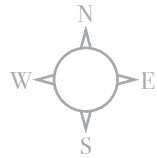
The Brew House is believed to have been just that, the former brewery to the Manor. Today it is a three-story, two-bedroom, two-bathroom home full of unique features.

The narrow natural stone frontage belies what sits behind. Once you step through the bespoke wide entrance door and into the limestone tiled hallway you will realise that this is no ordinary cottage. The ground floor broadens out to boast a glorious high ceilinged, partly vaulted, open plan living space. A contemporary inset fireplace, flanked on either side by “archers” windows provides the focal point. The dining area sits beneath 2 meters of roof lantern with double doors opening out on to the patio garden beyond.

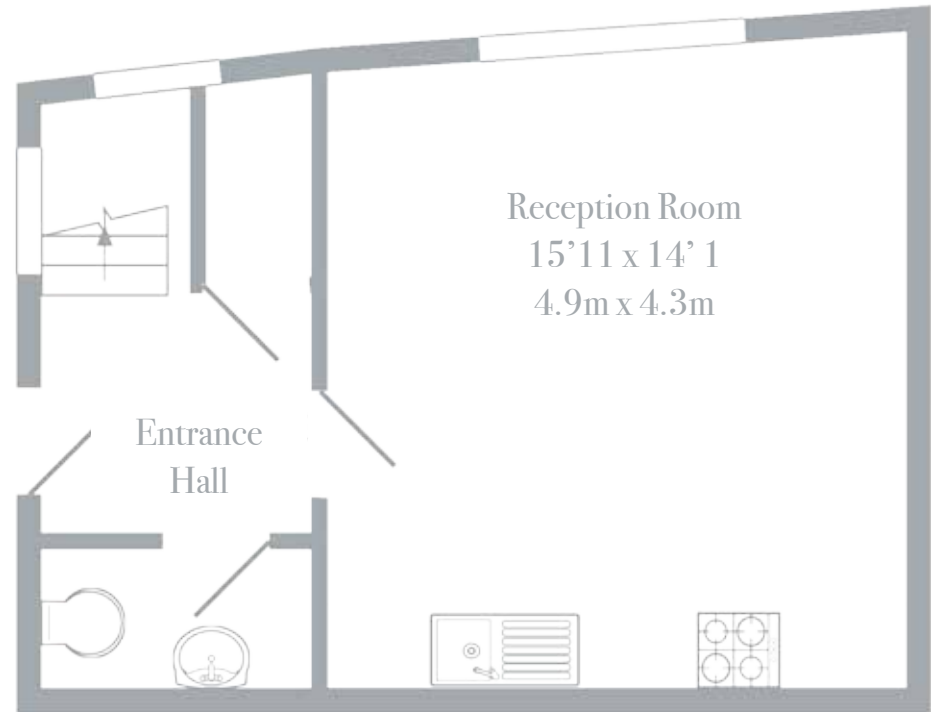
Each bedroom not only has its own bathroom, but its own floor, and each benefits from stunning views of Malmesbury Abbey. The master suite sits within a brand new vaulted roof space, the original trusses towards the front of the building have been left on display, complementing this stunning cottage come elegant town house.



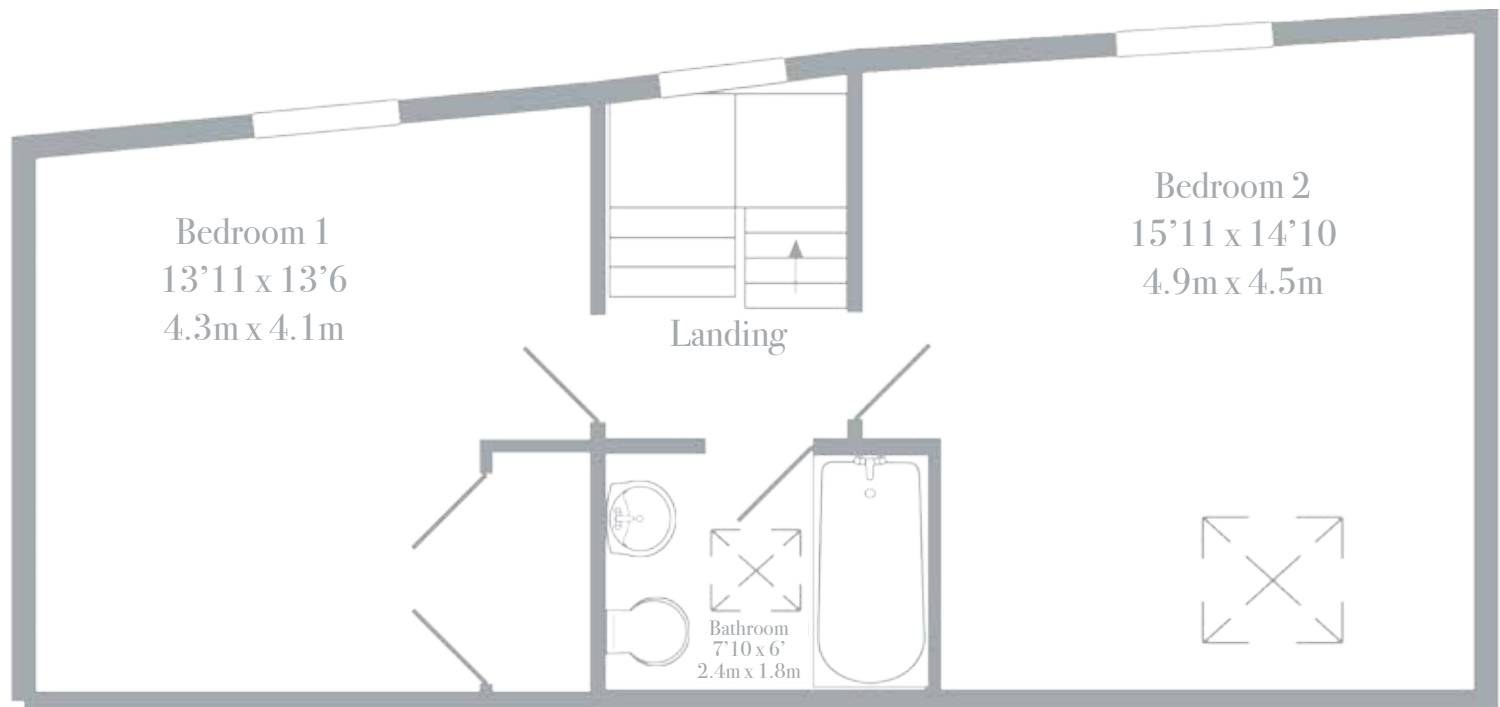
TOTAL APPOX. FLOOR AREA  
822 SQ.FT. (76.3 SQ.M.)



Entrance  
through  
archway



GROUND FLOOR  
APPOX. FLOOR AREA 318 SQ.FT. (29.6 SQ.M.)



FIRST FLOOR  
APPOX. FLOOR AREA 503 SQ.FT. (46.8 SQ.M.)



# THE GATE HOUSE

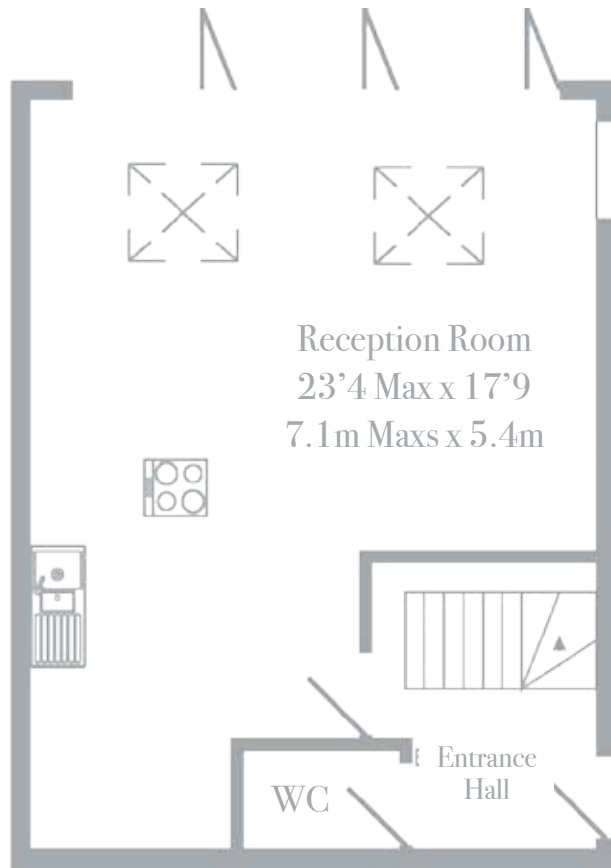
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The Gate House is a modern, yet individual two-bedroom home. The carefully crafted stone frontage, echoing its historic past, has been lovingly extended using reclaimed stone from within Manor Yard, making it difficult to denote old from new.

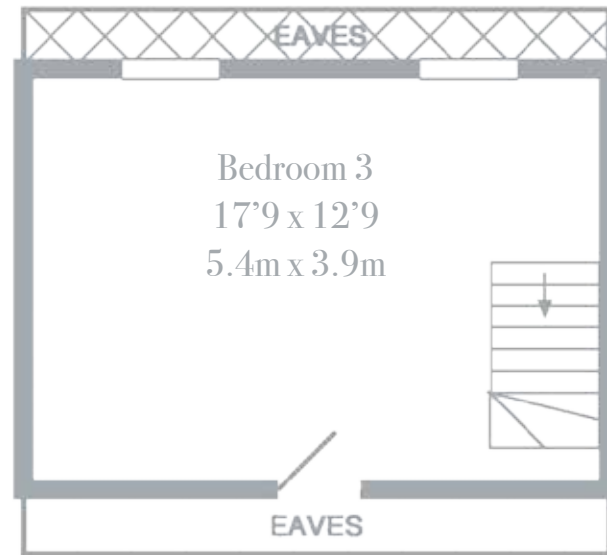
Once inside, you are transported into a relaxing and versatile space. The underfloor heating gives a subtle warmth to the lime washed oak tiling. The plantation shutters above the natural oak window seat cast a tranquillity around the room. At night the dimmable led lighting ensures a great space for entertaining or simply chilling out. Upstairs are two large king sized rooms sitting within entirely new roof spaces, both with apex ceilings, one nearly 4 meters high with vaulted beams exposed. Either space would make an impressive day room if preferred.

The contemporary bathroom is again finished to an exacting standard, with large format Porcelanosa tiling, bespoke mirrored vanity unit and Duravit sanitaryware. The roof lantern provides an uninterrupted sky view as you soak in the extra-sized bath, be it day or night.

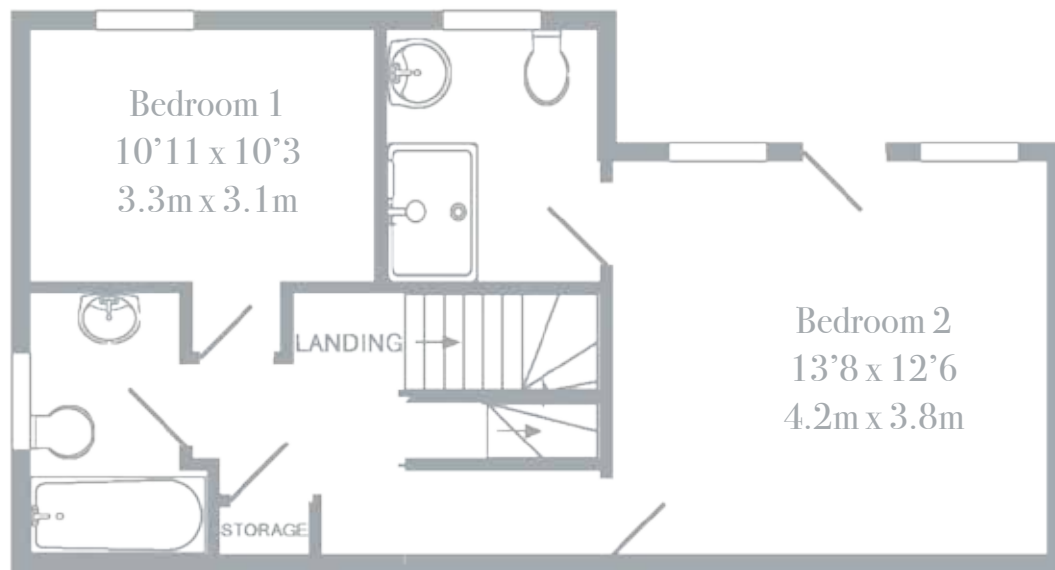




GROUND FLOOR - APPROX. FLOOR AREA  
413 SQ.FT. (38.4 SQ.M.)



SECOND FLOOR  
APPOX. FLOOR AREA 227 SQ.FT. (21 SQ.M.)



FIRST FLOOR - APPROX. FLOOR AREA 464 SQ.FT. (43.1 SQ.M.)

TOTAL APPROX. FLOOR AREA  
1104 SQ.FT. (102.5 SQ.M.)



# MANOR COTTAGE

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Manor Cottage is a stunning three double-bedroom, two bathroom home packed with individual features. Built from a combination of original, part lime washed, handmade bricks and natural Cotswold stone, it has a certain stature within Manor Yard. Its semi industrial heritage has afforded it the benefit of liberal openings, ensuring a wealth of light throughout.

The wow factor starts with the contemporary open plan kitchen / living area with underfloor heating, zoned led lighting and five meter wide bi-fold doors opening onto the patio garden.

On the first floor, is the master bedroom, with vaulted ceilings and window flanked Juliette balcony, providing wonderful Abbey views. The spacious en-suite greets you with an impressive double sized walk in shower. Along the corridor is the second double bedroom and a family bathroom fitted with extra wide bath, wall hung Duravit sanitaryware and over-sized Porcelanosa tiles. The internal twists and turns now take you up a flight of handmade stairs, up to the second floor. You emerge past the glass balustrade into another apex ceilinged king sized room. The new roof allows the dormer windows to deliver further magnificent views of historic Malmesbury Abbey.

As with all of the cottages in Manor Yard the specification truly sets it apart.











## IN THE HEART OF MALMESBURY

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Manor Yard cottages makes for fantastic family homes. Situated in the centre of historic Malmesbury with its thriving town centre and excellent OFSTED rated schools.

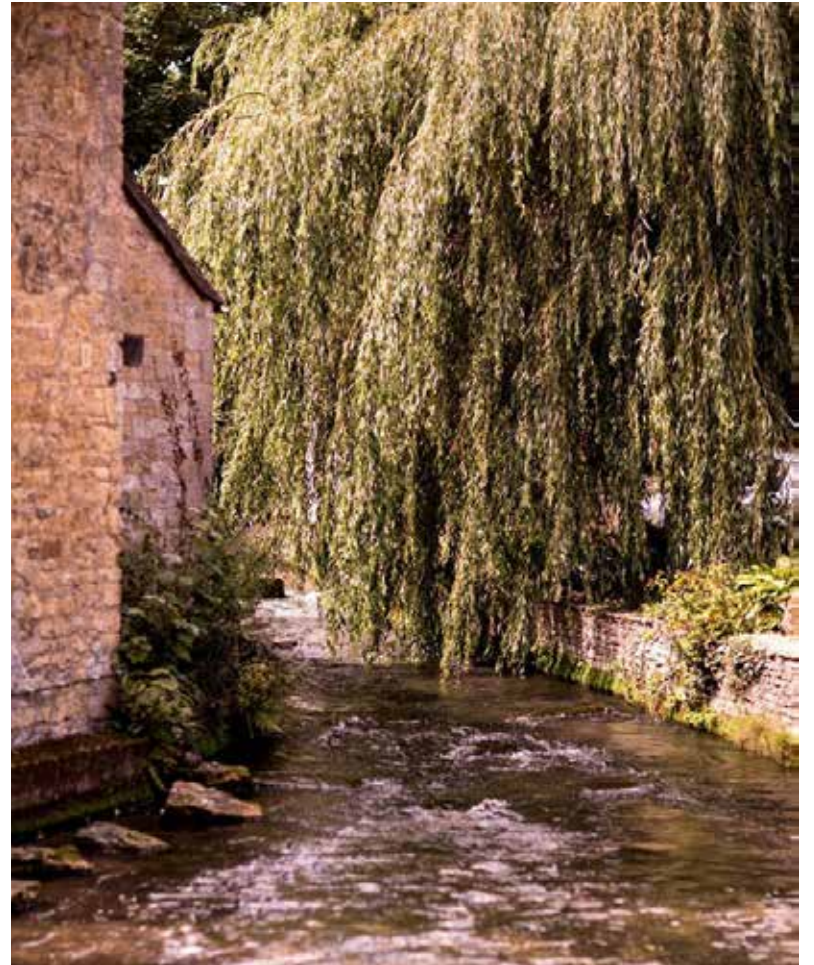
Waitrose, pubs, restaurants and or local family run butchers await you as well as specialist boutiques and coffee shops.

Minutes away are Michelin starred restaurants, the fabulous Cotswold country side and direct routes to London, the South and North West, whether by car or train.



# IN THE BEAUTIFUL COTSWOLDS

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## 10 MIN. AND DIRECT LINE TO LONDON PADDINGTON

### DIRECTIONS

#### BY CAR:

From the East: M4. From the east take either Junction 16, and pass through Royal Wootton Bassett through the countryside to Malmesbury (approx. 20 minutes) or Travel to Junction 17 and head directly into Malmesbury (approx 10 mins).

From the West: M4. Travel to Junction 17 and head directly into Malmesbury (Approx 10 mins).

From the North: M5. Travel down the M5 and come off at junction 13 and pass through Dursley (Approx 25 mins).

#### BY TRAIN:

10 minutes away is Kemble Station with its mainline route into London Paddington taking approximately 1.15mins.

Further the stations of Swindon and Chippenham both offer further mainline routes East to Paddington or West to Bath, Bristol and beyond.



To arrange a viewing, please contact [michael@essenciahomes.co.uk](mailto:michael@essenciahomes.co.uk)



ESSENCIA  
— HOMES —

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