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**LOCK & KEY**  
*Estate Agents*



## 1 The Old Coach House Bath Road

Shaw, Melksham, SN12 8EF

Lock and Key independent estate agents are pleased to offer this charming little beauty of an end terraced cottage situated in the village of Shaw! If you are looking for quirky and character with exposed stone walls, stone mullions this delightful former coachhouse is definitely worth an early viewing. Set off the Bath road and tucked away in an area set around a green space and a wooded aspect mixed in amongst other similar tasteful conversions back in the day, this property and its location is a bit of a hidden secret, dating back when the property was also part of the Malthouse for the brewery and this offers an opportunity to own a piece of that history. There is an entrance porch, spacious living room, exposed walls, deep window sills and a kitchen / dining room. On the first floor there are three bedrooms, additional toilet facilities in the main bedroom and a family bathroom. Gas heating is on hand and warms up the cottage. Externally set with a wooded feel around you and other collection of tasteful converted buildings, there is ample parking and a charming cottage rear garden.

**£350,000**

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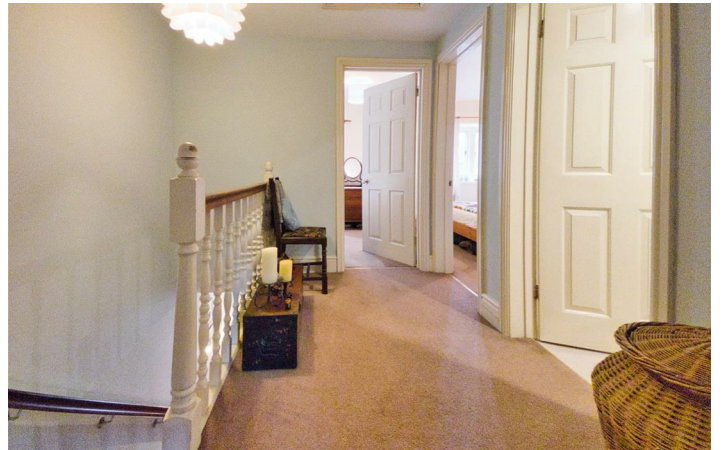


- Charming & Quirky, A Hidden Secret
- Tucked Away, Surrounded By A Wooded Feel & Aspect
- Porch, Spacious Living Room
- Good Road Links To Bath & M4
- Former Coachhouse
- Mixed Amongst Other Historical Buildings
- Kitchen / Dining Room
- Piece Of History, End Of Terrace
- Three Bedrooms & Bathroom & W/C
- Charming Cottage Graden & Parking

## Situation



## Directions




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## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</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>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |