



The Old Stables Blount's Court
Poterne



The Old Stables Blount's Court Potterne SN10 5QF

An exquisite Victorian coach house and stabling which have been converted into a superb individual family home.

- An Architectural Delight • Spacious Family Home •
- Private Garden & Views • Five Double Bedrooms •
- 34ft Sitting Room • 25ft Vaulted Kitchen • Yard With
- Ample Parking • Popular Village Setting • •

Guide Price £750,000



Description

Retaining a wealth of character and charm (including your very own bell tower) and approximately 3330 sqft of accommodation, this stunning former coach house and stabling is a must view. Dating back in part to 1873 and once part of the impressive Neo-Gothic Blount's Court House, this unique home is beautifully presented throughout and offers a flexible layout that could accommodate an annexe. A large reception hall with feature stained glass window opens off to a 34ft dual aspect sitting room with an inviting log burning stove, a study/family room, a 25ft vaulted kitchen/dining room, utility and cloakroom. An inner hall branches off to the Master bedroom suite with a very generous double bedroom and modern shower room. On the first floor there are four further double bedrooms some with custom made wardrobes, with an en suite shower room to the guest bedroom and a contemporary bathroom with a spa bath. Outside double gates open on to a cobbled yard with ample parking and the sizeable garage. A wonderfully private south facing garden has far-reaching views across the valley below.

Situation

The village of Potterne has a thriving community and provides an excellent primary school, a popular public house, church, an active village hall and a very useful newsagents/village shop. The historic market town of Devizes is approximately two miles to the north offering a more comprehensive range of shopping and leisure facilities and a thriving weekly market. The major centres of Bath, Chippenham, Salisbury, Swindon and Marlborough are all within a 25 mile radius. Private local schools in the locality include Dauntsey's School (5 minute's drive), Marlborough College and St Mary's Calne. Junction 17 of the M4 motorway lies about 17 miles to the north with the M3 motorway via the A303 to the south. Mainline railway services to London Paddington are available in Pewsey, Chippenham and Westbury, and also from Andover to Waterloo.

Directions

Leave Devizes on the A360 Potterne Road and continue south in the Salisbury direction. Proceed through the village of Potterne and past the Church. Blounts Court is then the last turning on the left as you leave the village. Continue up the hill and take the second turning on the left which leads up to the property.

Services & Council Tax

Mains water, drainage and electricity are all connected with LPG providing the central heating. Conservation Area. Not Listed. Council tax band 'G.'



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 representations 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. All measurements and distances are approximate only.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	36	50
England & Wales	EU Directive 2002/91/EC	

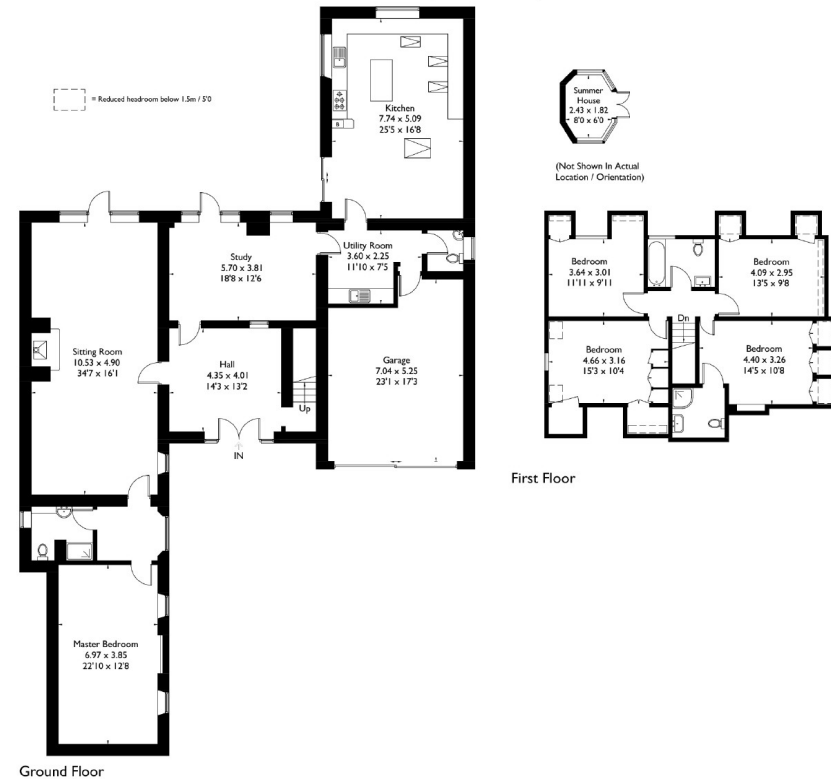
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	51	63
England & Wales	EU Directive 2002/91/EC	



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The Old Stables, Blounts Court,
Potterne, Devizes, SN10 5QF
Approximate Gross Internal Area = 309.4 sq m / 3330 sq ft
Summer House = 3.9 sq m / 42 sq ft
Total = 313.3 sq m / 3372 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 197178

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

■ Chippenham
■ Corsham

■ Marlborough
■ Malmesbury

■ Royal Wootton Bassett
■ Devizes

■ Swindon
■ North Swindon