



Manor Farm, Lower Zeals

£425,000

Manor Farm, Lower Zeals, Warminster, Wiltshire BA12 6LG

- Beautiful Barn Conversion • Located in Quiet Rural Setting
- Restored and Presented to a High Specification • Open Plan Living Area
- Newly Fitted Kitchen Area • Mezzanine • Two Double Bedrooms
- Two En Suite Bathrooms • Off Road Parking and Gardens
- Air Source Heat Pump • EPC: C

DESCRIPTION

A beautifully presented, recently converted barn, part of a Grade II Listed development in a rural location. The spacious accommodation includes an open plan living area with newly fitted kitchen and vaulted ceilings, two double bedrooms each with an ensuite bathroom and additional mezzanine workspace/snug.

The Stables is one of four units which have been sympathetically restored to a high standard with wonderful original features together with modern day living spaces.

LOCATION

Zeals is surrounded by beautiful countryside, yet provides fantastic travel links, being situated about 2 miles from the A303 just on the Wiltshire side of the Wiltshire/Dorset border. The village has a church, well regarding public house (The Bell & Crown), Post Office/shop and a Primary School. Nearby village, Mere provides an excellent range of services and facilities to cater for most everyday requirements including a Co-op convenience store, post office, electrical retailer, hairdressers, restaurants, public houses, primary school, church, butcher, pharmacy, Doctor's surgery and library.

The nearby town of Gillingham (4 miles) has a mainline railway station serving London Waterloo as well as several supermarkets including a Waitrose and an Asda.



OUTSIDE

The property is approached via a shared driveway into a courtyard area which was previously part of a working farm. The Stables has its own patio to the front, with a further door at the rear leading into a large communal garden.

The property has its own allocated parking space with further shared guest parking.





TENURE

Freehold

SERVICES

The property benefits from mains electricity and water with heating from an air-source heat pump. In addition, the property shares a sewage treatment plant with the neighbouring properties.

LOCAL AUTHORITY

Wiltshire Council, Band D.

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdlt/land-and-property.htm

VIEWINGS

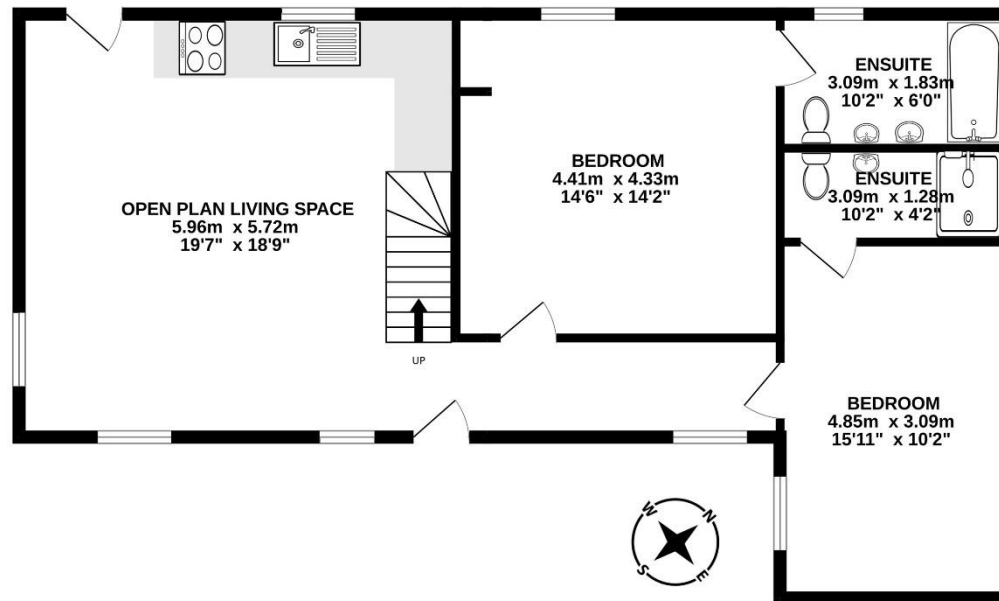
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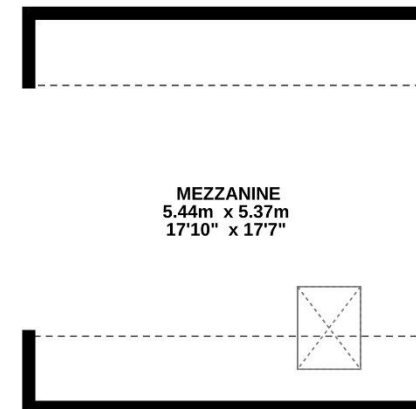




GROUND FLOOR
84.4 sq.m. (909 sq.ft.) approx.



1ST FLOOR
29.2 sq.m. (315 sq.ft.) approx.



TOTAL FLOOR AREA : 113.7 sq.m. (1224 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

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Boatwrights Estate Agents Ltd Registered in England No. 09514957
High Street, Tisbury, Wiltshire SP3 6LD Tel 01747 859359 Email sales@boatwrights.co.uk
1 Bell Street, Shaftesbury, Dorset SP7 8AR Tel 01747 213106 Email sales@boatwrights.co.uk