



The Old Forge, 68 Kingston Deverill Kingston Deverill, Warminster,
Wiltshire, BA12 7HG

Guide Price £550,000 Freehold

A charming period cottage together with self contained annex, in a wonderful location with good garden and views over farmland.

Description

Charming period cottage dating from the mid 1700's, situated on the edge of a sought after village with views over farmland, together with self contained annex, about quarter of an acre garden and parking. The cottage is not listed and therefore can be easily altered and extended if required and would benefit from a programme of updating. The annex currently consists of a living room and shower room but is attached to a garage which lends itself to conversion to further accommodation. Accommodation in the cottage consists of Dining Hall, Sitting Room, Snug, Kitchen/Breakfast Room, Utility, Shower Room, WC, Cloakroom and 3/4 bedrooms. Heating is by night storage heaters and some windows are double glazed. The rear roof and ridge were replaced about 10 years ago. Vacant possession is offered.

Dining Hall

Stairs to first floor, exposed beams.

Sitting room

Two built in cupboards, stairladder to bedroom 3, fireplace with lpg coal effect fire.

Snug

Understairs cupboard, oak flooring, exposed beams.

Kitchen/breakfast room

Worksurfaces with cupboards and drawers beneath, space for cooker and dishwasher, quarry tiled floor, secondary glazed window.

Shower room

Shower cubicle with thermostatic mixer shower, hand basin and heated towel rail.

Separate wc/Utility

Wc, space and plumbing for washing machine and tumble drier.

Cloakroom

Corner wc, hand basin with cupboard below, tiled floor.

Utility Room

Door to garden, tiled floor, built in cupboards and shelves.

Bedroom three

Stairs to first floor - landing

Bedroom one

Deep built in wardrobe cupboard, exposed floorboards.

Bedroom two

Annex

A detached annex with brick and stone elevations under a tiled roof which consists of a entrance hall, living room and shower room with macerator wc. There is electric heating, double glazing, external lighting and built in wardrobe cupboards. It is attached to a single garage which could easily be converted to further annex accommodation.

Outside

The cottage sits behind a low stone wall with paved area, flower bed, shrubs and climbing plants. To the east is a gravelled parking area for a number of vehicles behind high hedging. A pedestrian gate leads to the rear garden with paved patios, lawns, flower beds, shrubs, ornamental and fruit trees. The plot extends to about quarter of an acre with fields to sides. Water tap, wooden garden shed.

Services

Mains water and electricity are connected to the property. Septic Tank drainage.

Outgoings

The Council Tax Band is ' E ' and the payment for the year 2024/2025 payable to Wiltshire Council is £2906.99.

Directions

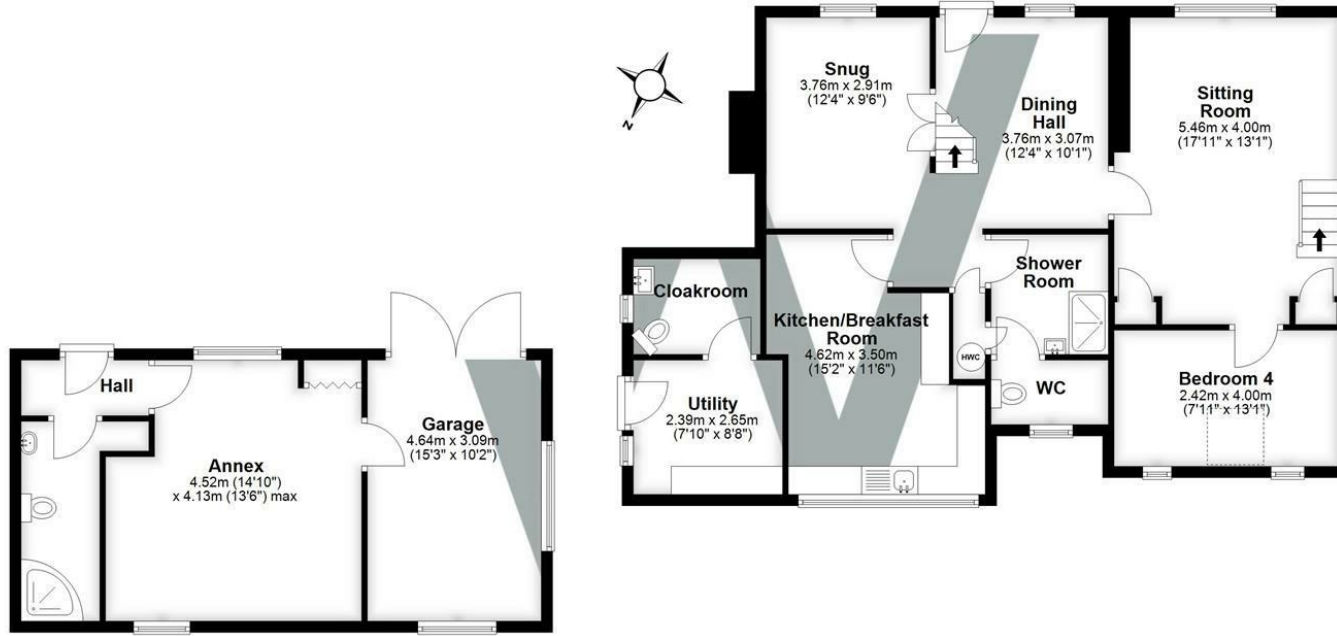
From Salisbury take the Wilton Road turning left at the roundabout and proceed through Wilton. After the BP petrol station turn right onto the B3089. Continue through Hindon and turn right at the traffic lights onto the A350. Take the first left turning to the Deverills. At the T-junction turn left where The Old Forge will shortly be seen on the right hand side.

WHAT3WORDS

What3Words reference is: [///styled.relaxing.completed](https://www.what3words.com/#!/styled.relaxing.completed)

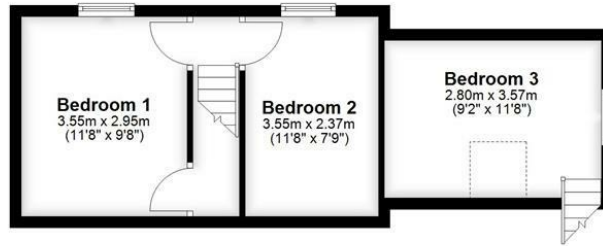
Ground Floor

Approx. 134.7 sq. metres (1450.3 sq. feet)



First Floor

Approx. 33.6 sq. metres (362.1 sq. feet)



Total area: approx. 168.4 sq. metres (1812.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
England & Wales		EU Directive 2002/91/EC	



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