

Cleeve House
Figcheldean

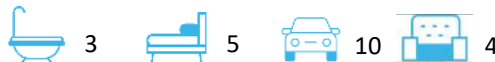




An extraordinary opportunity to own a stunning five bedroom period village house with a six bedroom self contained annexe

Cleeve House, Church Lane
Figcheldean, SP48JL

Guide Price:
£895,000



- Five Double Bedrooms
- Six Bedroom Annexe
- Elegant Drawing Room
- Open Plan Kitchen/Living Space
- Garage & Outbuildings
- Three Bathrooms
- Notable Period Features
- Parking for 10 Cars
- Established Air Bnb Business
- House Office/Study

The Property

A quite extraordinary opportunity to purchase a glorious five bedroom period village house with an established self-contained AirB&B business currently realising circa £40k per annum without any real effort.

Set in the middle of the popular Wiltshire village of Figcheldean on a no-through lane, Cleeve House is a remarkable Victorian village house originally associated with the local church and more recently as a care home from which it was converted by the owners to its current wonderful condition.

Special attention has been given to ensuring many of the period features have been restored and/or enhanced providing a wonderful feel of heritage whilst enjoying the space, light and high ceilings.

The hall is a particular feature of the property showing off some wonderful workmanship which extends through the old part of the house, to include: a stunning patterned clay tile floor, a mixture of arches over the doorways in the hall are of particular interest and the timber framework around the staircase, various stain glass windows bringing coloured beams of light and carved structural ceiling beams.

The main property is set over three storeys with a cellar, there are three key reception rooms and a very large modern open plan kitchen on the ground floor as well as a large boot room, as well as a utility room and downstairs WC. The first floor has four double bedrooms and three bathrooms (two ensuite). Stairs wind up to the 2nd floor and a fifth double bedroom and a study/small bedroom.

There are both internal connecting doors and two outside doors to the annexe which is a more modern building comprising of a very large open plan living space incorporating the kitchen/ diner and sitting room. There are six double bedrooms and two bathrooms as well as two separate WCs.

Services - Mains Water, Electricity and Drainage all Connected. Oil Central Heating. Partly Double Glazed. OFCOM suggests Super Fast Broadband is Available. All Mobile Services are Available.

Tenure

Freehold

EPC Rating

E (43)

Outgoings

Council Tax Band: H

Size

3761 sqft House
1893 sqft Annexe











Front Exterior







Outside

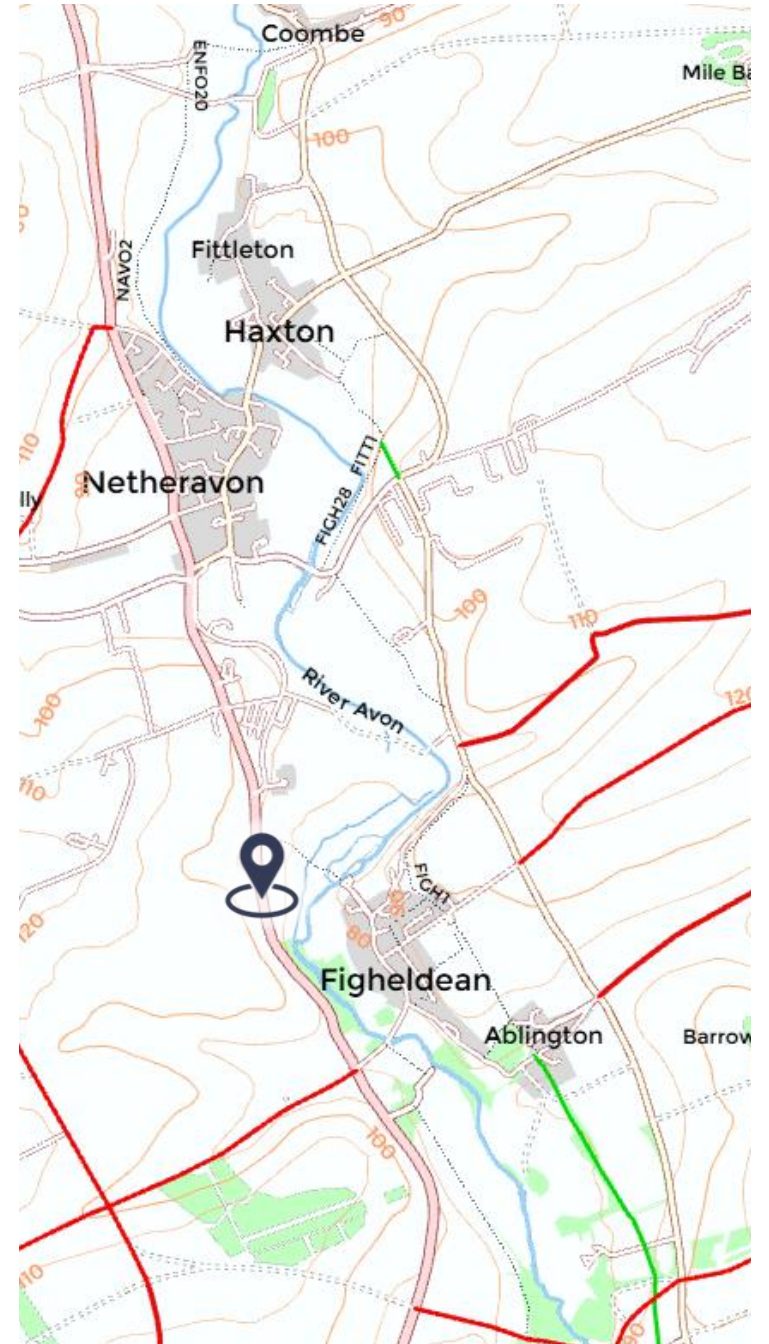
Approached from Church Lane, the property is set in an elevated position which ensures light and airy accommodation. There is plenty of parking directly outside the front door and easy access to both sides of the house. A single garage is set to the Eastern side of the property as well as timber pedestrian gate which opens to the back door and boot room. The pathways around the house are either resin bound gravel or paved. There is plenty of outside space for paly and entertaining, the garden comprises of raised flowerbeds, an enclosed raised lawn and a paved terrace outside directly outside bifold doors leading to the kitchen. There is also a South West facing paved area to side of the house which offers a great sun trap and space for further entertaining. You can walk around the house which is great for maintenance.

Location

The picturesque Avon valley village of Figcheldean is well situated for access to the stunning countryside of Salisbury Plain. While lacking through traffic, the village is conveniently located just off the A345 north-south route which in turn gives easy access to the A303 leading to London and the West Country.

Netheravon is only a mile away and has a post office and village store. The recently refurbished Dog and Gun pub has excellent food and accommodation. Nearby, Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with the iconic Cathedral Close sat in the heart of the city and a further plethora of restaurants, shopping, and leisure facilities close by. Salisbury provides direct trains to Waterloo from Salisbury station.



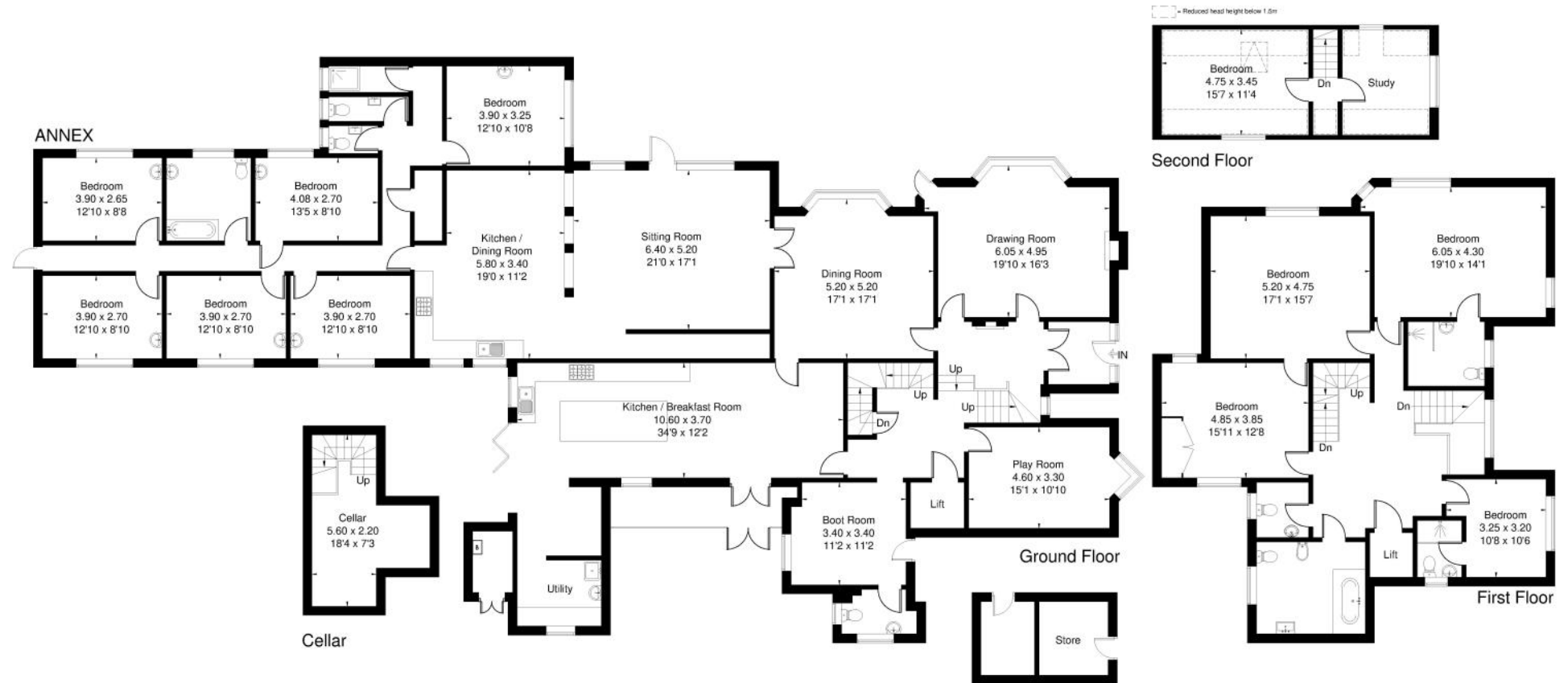


Approximate Floor Area = 349.4 sq m / 3761 sq ft

Annex = 175.9 sq m / 1893 sq ft

Store = 9.9 sq m / 106 sq ft

Total = 535.2 sq m / 5760 sq ft



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