

Myddelton&Major

The Old Post Office

COATE, DEVIZES





Ther Old Post Office Coate, Devizes, SN10 3LE

- Four Bedrooms, Two Bathrooms
- Two Receptions
- Pewsey Vale Location
- Garden Room & Study
- Home Office
- Double Garage
- Solar Panels (untested)
- Solar Tubes (not functioning)
- Wonderfully Rural Location
- Large Gardens

The Property

Set on the edge of the popular Wiltshire village of Coate in the stunning Pewsey Vale, The Old Post Office is a wonderful four bedroom period family home with views over open farmland and larger than average, beautifully presented gardens.

Crammed full of period features synonymous with the time of construction, the property has been modernised and extended over the years resulting in a fantastic opportunity to a new owner to make their own and enjoy. On the ground floor there are two main receptions complimented by a garden room, study, kitchen and utility boot room. The sitting room is a great size and features a fantastic Inglenook fireplace with woodburning stove, lovely views and exposed timber beams. It leads through to a large garden room with a door leading to the garden. The dining room offers up further period features with exposed beams small inglenook fireplace with woodburning stove. A study is situated off the dining room. A very decent kitchen and a good size. There is an island with electrics wired in and plenty of above and below counter storage.

A lovely navy blue Aga provides a wonderful heartbeat to the house. The ground floor is completed by a large utility room and downstairs WC.

There are two sets of stairs, as is often the case with period thatches, both leading to the first floor where there are four bedrooms, three of which are doubles. The principal bedroom has its own dressing room and bathroom. Lastly a well appointed bathroom services the other bedrooms.

A wonderful four bedroom thatched cottage with larger than average, beautifully presented garden, solar power and double garage all set in the stunning Vale of Pewsey

Tenure: Freehold Size: 2651 ft² (total) EPC Rating: Grade II Listed Council Tax Band: F



4



2



2



4+

Services - Mains electricity, water and sewage are all connected, Oil fired central heating, LPG gas Aga and solar panels. Ofcom suggests superfast broadband availability, mobile coverage is likely from most mobile networks

Devizes 2.9 Miles • Marlborough 14 Miles • Medical Centre 2.6 Miles • Train Station (Pewsey) 7.6 Miles

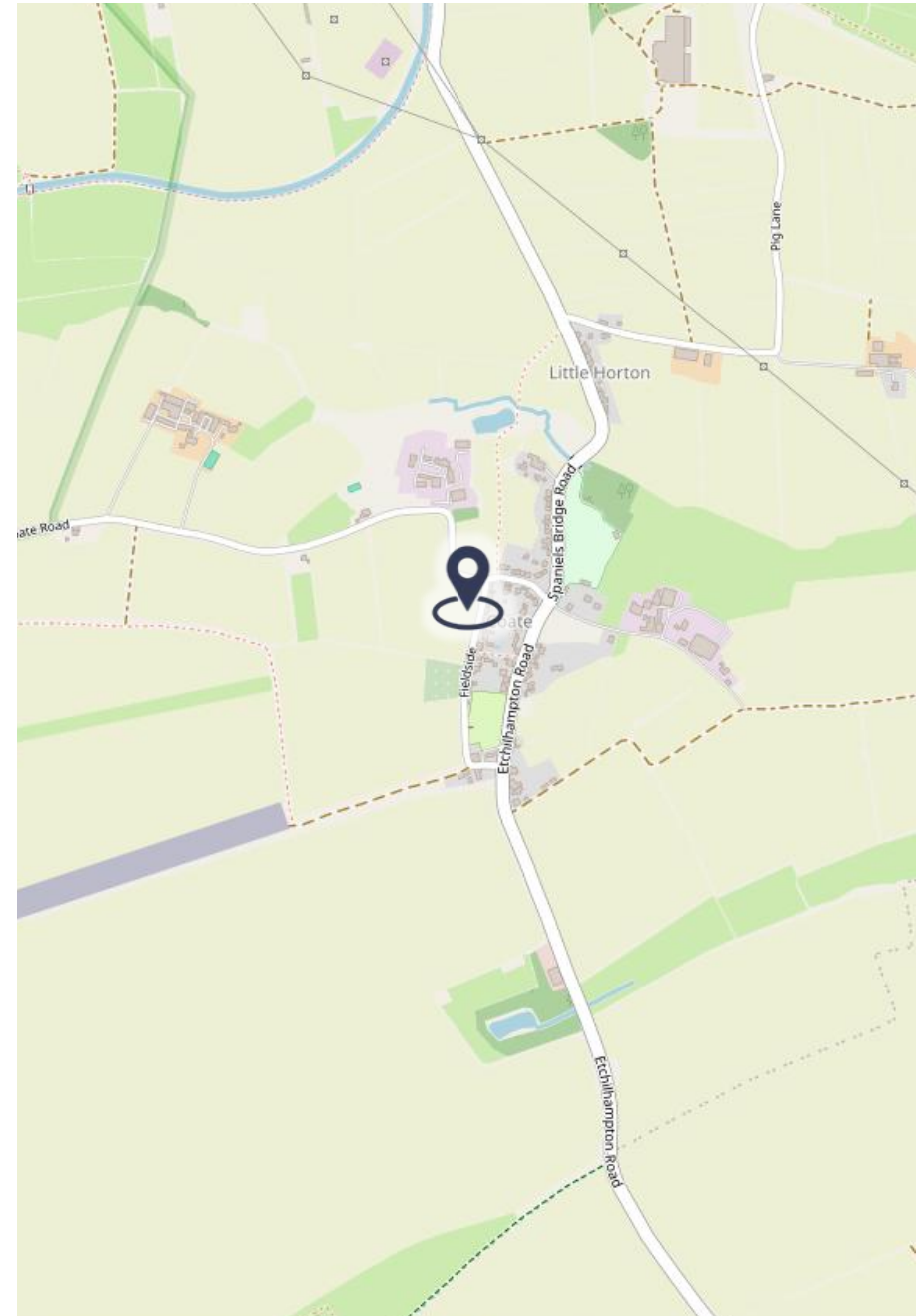


Outside

The grounds of the property are a real feature. The house is approached via a five bar gate leading to a gravel drive with parking for 4+ cars. A modern double garage is situated on the drive and carries the well positioned solar panels. The house sits behind a pretty and well established front garden. A pedestrian gate leads from the drive to a paved terrace at the back of the house and on up to the main garden. Very well kept beds are home to a host of mature plants, shrubs and trees, with the larger than average garden being well landscaped and compartmentalized. There is a useful timber summer house and productive vegetable garden. A brick built home office is situated close to the house and has electricity and water with a view over the drive and into the garden.

Location

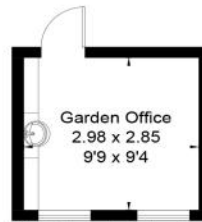
Situated on a quiet lane on the western edge of the village, The Old Post Office enjoys westerly views over open fields. Coate is one of the last villages in the Pewsey (Vale) before you get to Devizes. The Pewsey Vale is a wonderful rural location with the Marlborough Downs to the North and its wonderful Ridgeway and Downland walks along the Kennet and Avon Canal. Coate has a vibrant cricket pitch, home to All Cannings cricket club and a popular pub, The New Inn within walking distance. Pewsey Station has a mainline railway station heading to London Paddington or indeed west to Penzance. All local amenities are in Devizes including an excellent weekly market, Sainsburys, Marks and Spencer and a Morrisons as well as long standing local businesses such as; Roses the ironmongers and Walter Rose and Sons Butchers. The popular market town of Marlborough is only 14 miles away. There is an excellent choice in local schooling as follows: St Margaret's Prep school and St Mary Calne, Dauntsey's School, Marlborough College and Pinewood as well as state options including, Devizes Secondary School, Bishops Cannings primary, Woodborough School and Lavington School.



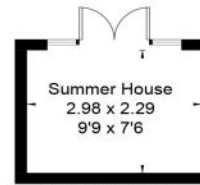




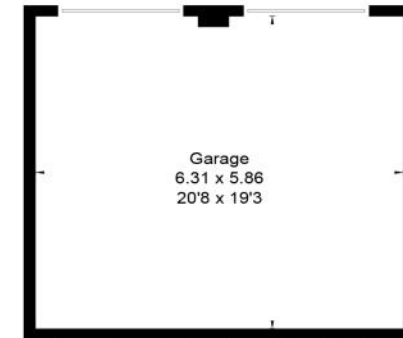
Approximate Floor Area = 193.8 sq m / 2086 sq ft
 Outbuildings = 52.5 sq m / 565 sq ft (Including Garage)
 Total = 246.3 sq m / 2651 sq ft



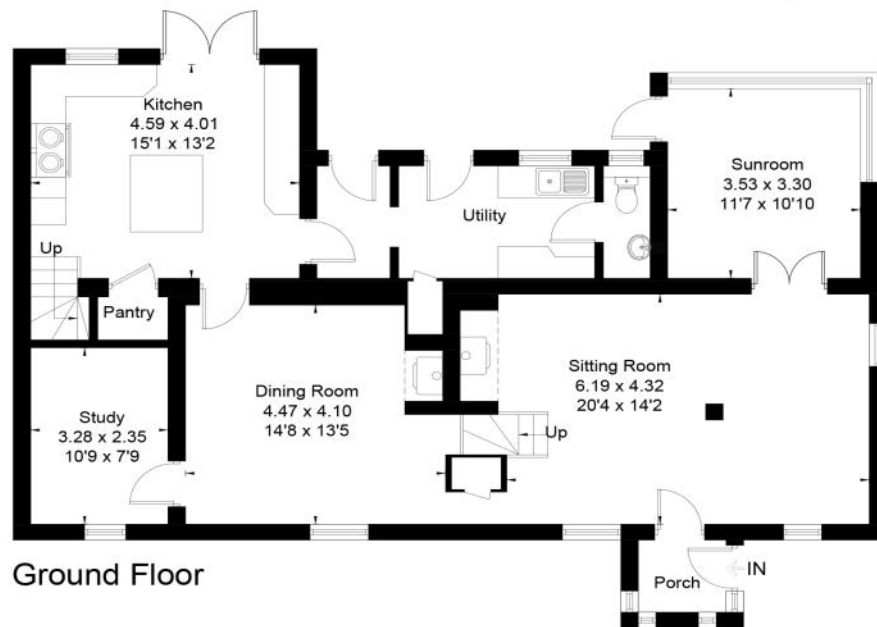
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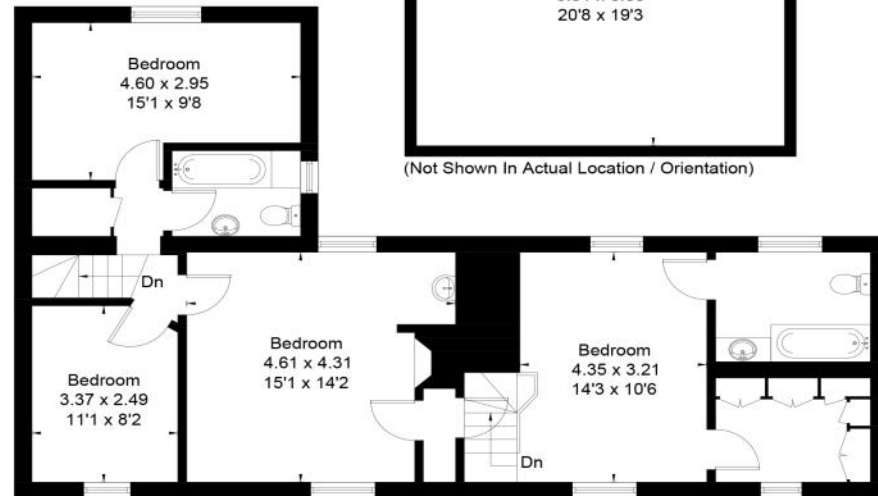
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(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #92372

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