

GRANT FRASER
TOWN & COUNTRY

Lyndencotte, Bishopstone, Wiltshire, SN6 8PR
Guide price £375,000



Lyndencotte, Bishopstone, Wiltshire, SN6 8PR

Guide price £375,000

Overlooking a neighbouring private pond is this Grade II listed semi-detached cottage, with a separate annexe building (a former kitchen with shower room and WC), the main cottage has two receptions, two bedrooms and a bathroom, all in need of updating throughout.

Parking is a short walk away on a separate 0.17 acre plot with two timber outbuildings, it is thought there is potential for a carport, garageing or a potential dwelling subject to planning (likely single storey due to surroundings). The property sits within a conservation area.

Description

Comprising two receptions, two bedrooms, bathroom. Annexe detached building housed a kitchen and shower room, both of which have been stripped to leave a blank canvass to begin a new purpose, the WC remains as does the plumbing. There is a dilapidated storm porch leading to the front door which opens into a dual width reception spanning the main part of the original ground floor. There is a chimney stack to one end some three foot deep, the local chalkstone was used in the construction of these cottages. A door leads through to a further reception with bay window directly overlooking a neighbouring private pond, this is a later addition, though the date is unknown, this space it is thought would make for an ideal kitchen with the potential to vault the ceiling. On the first floor there are two bedrooms and bathroom.

Outside the south west facing plot houses a further detached thatched building, it is thought this would make for an ideal Airbnb, guest suite, home office or studio. A gate leads onto the public footpath looping the village (and in parts private) pond, a short walk leads to a further gated plot of 0.17 acre offering parking and two timber outbuildings. Offering various scope for any keen gardener, outbuilding expansion/alteration of even a potential additional dwelling, no planning has ever been sought and any buyer would need to make their own enquiries with Swindon Borough Council.

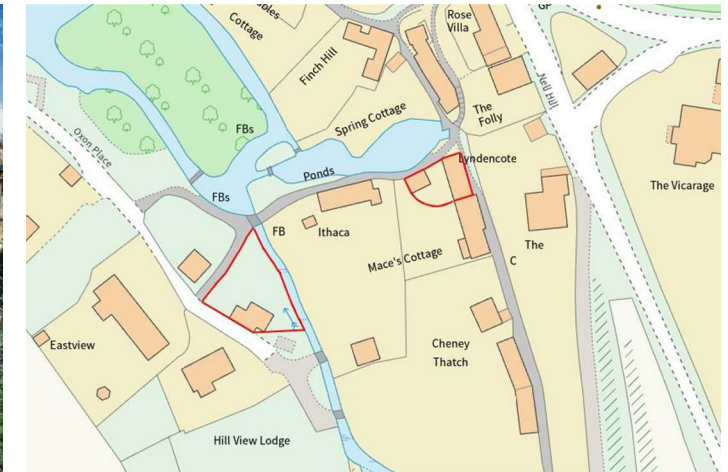
Agents note: If the intended purchase is to be made with a mortgage, it is highly advised to check with your lender prior to making arrangements to view the property that they would be accepting of the current temporary kitchen arrangements.

Services: mains drainage, electricity and water. No has to the village. Night storage heaters and hot water tank.



Situation

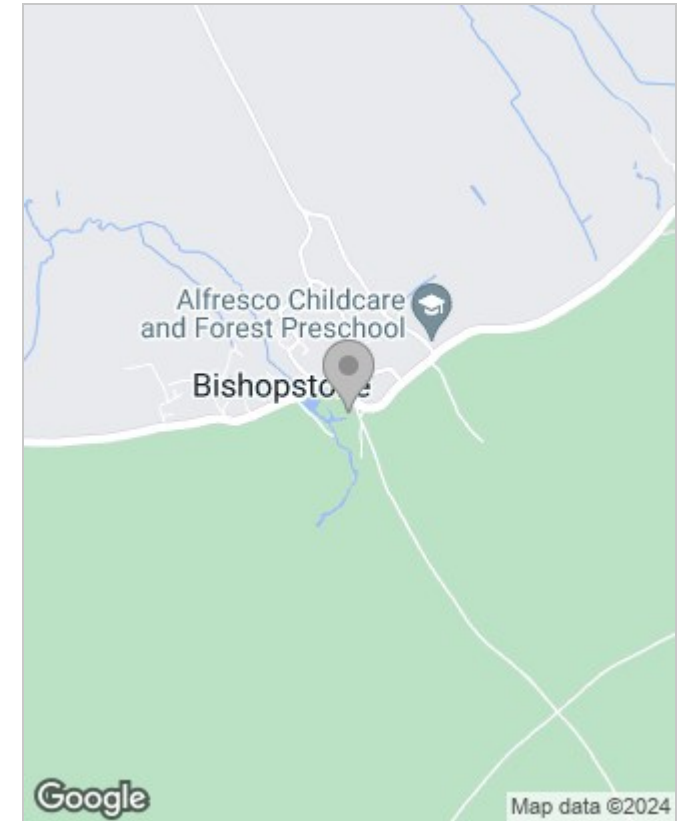
Bishopstone sits in the foothills of the famous Ridgeway area of outstanding natural beauty, along with its many public open spaces and fields around, it is ideal for outdoor pursuits. Helen Browning's farm and public house is located in the village, a local Brewery Arkells pub serving food as well as local ales. In addition the pub has opened a convenience store, ideal for all your locally sourced produce along with lunch baps and treats. The village benefits from its own primary school and nursery, with buses running to nearby Wroughton for Ridgeway secondary school. The area has great transport links, the M4 motorway access 3 miles from the property, the A419 links to the M5 Motorway. Swindon Station is approximately 5 miles away and trains to central London, Bath and Bristol and the West Country run on a regular timetable.



Floor Plans



Area Map



White Elm Newtown, Bishopstone, Swindon, Wiltshire, SN6 8QA

Tel: 01793 228 440 Email: info@grantfrasertc.co.uk