

FOR SALE BY PRIVATE TREATY

THREE-BEDROOM PERIOD COTTAGE

9 Clevancy, Hilmarton, Calne, Wiltshire, SN11 8ST

OFFERS IN EXCESS OF £240,000

- Three-bed end of terrace period cottage
- In need of modernisation
- Driveway and off-road parking
- Sought-after rural location
- On the market for the first time in 56 years
- Good sized garden



M4 J16 – 8.5 miles (20 mins)
Royal Wootton Bassett – 6.5 miles

Chippenham Station – 11 miles (25 mins)
Marlborough – 13.7 miles

DESCRIPTION

A unique opportunity to purchase an attractive period end of terrace cottage in the sought-after Wiltshire hamlet of Clevancy, brought to the market for the first time since 1969. The dwelling has been occupied by the same family for 30 years but became vacant in summer 2025. 9 Clevancy comprises a three-bedroom cottage with parking for up to three cars – two on the driveway to the side, and one on the roadside to the front of the property. The property is located in a peaceful setting and benefits from a garden laid to lawn at the back of the property with far reaching rural views of North Wiltshire. With scope to renovate and remodel the cottage which is not listed (subject to planning), 9 Clevancy provides the opportunity to create a fine family home in a beautiful setting, which must be viewed.

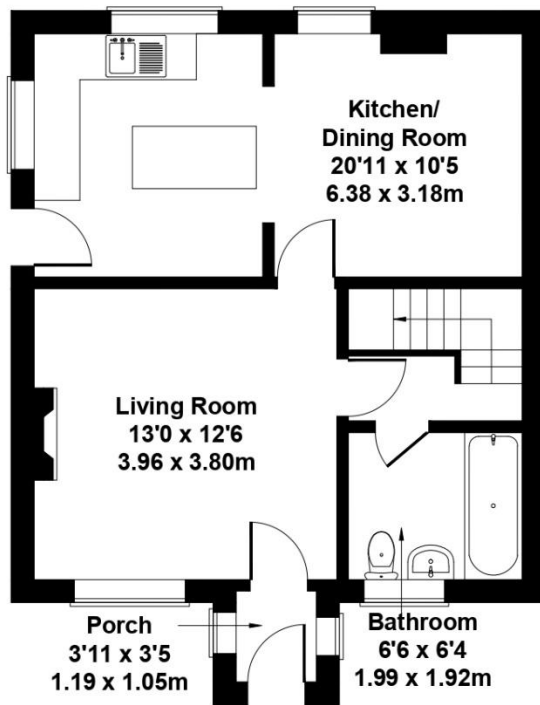


Constructed in the 1860's, 9 Clevancy is a traditional end of terrace cottage with many character features. The cottage is constructed of red brick, under a tile pitched roof with double glazing to the rear and single glazed windows with additional secondary glazing to the front. The property offers huge potential for modernisation throughout. The property is outlined red on the sale plan below.

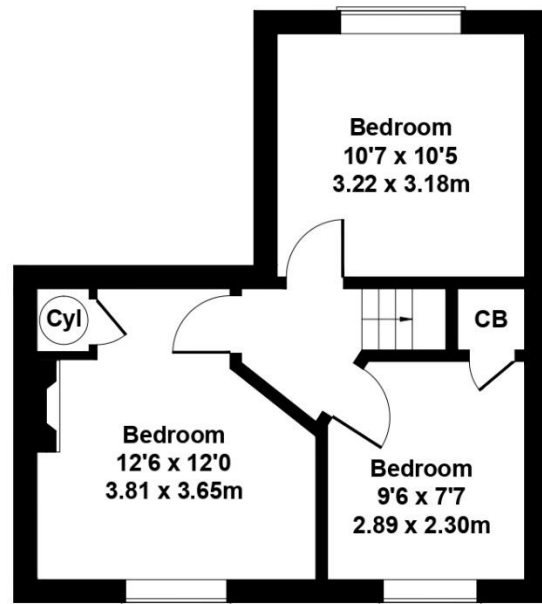


On the ground floor, the property comprises a kitchen, dining room, living room, porch, family bathroom and hallway with understairs cupboard. To the first floor are three bedrooms around a small central landing with an attic above. The property extends to approximately 74.29 sqm (799.65 sqft).

Approximate Gross Internal Area
883 sq ft - 82 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

LOCATION

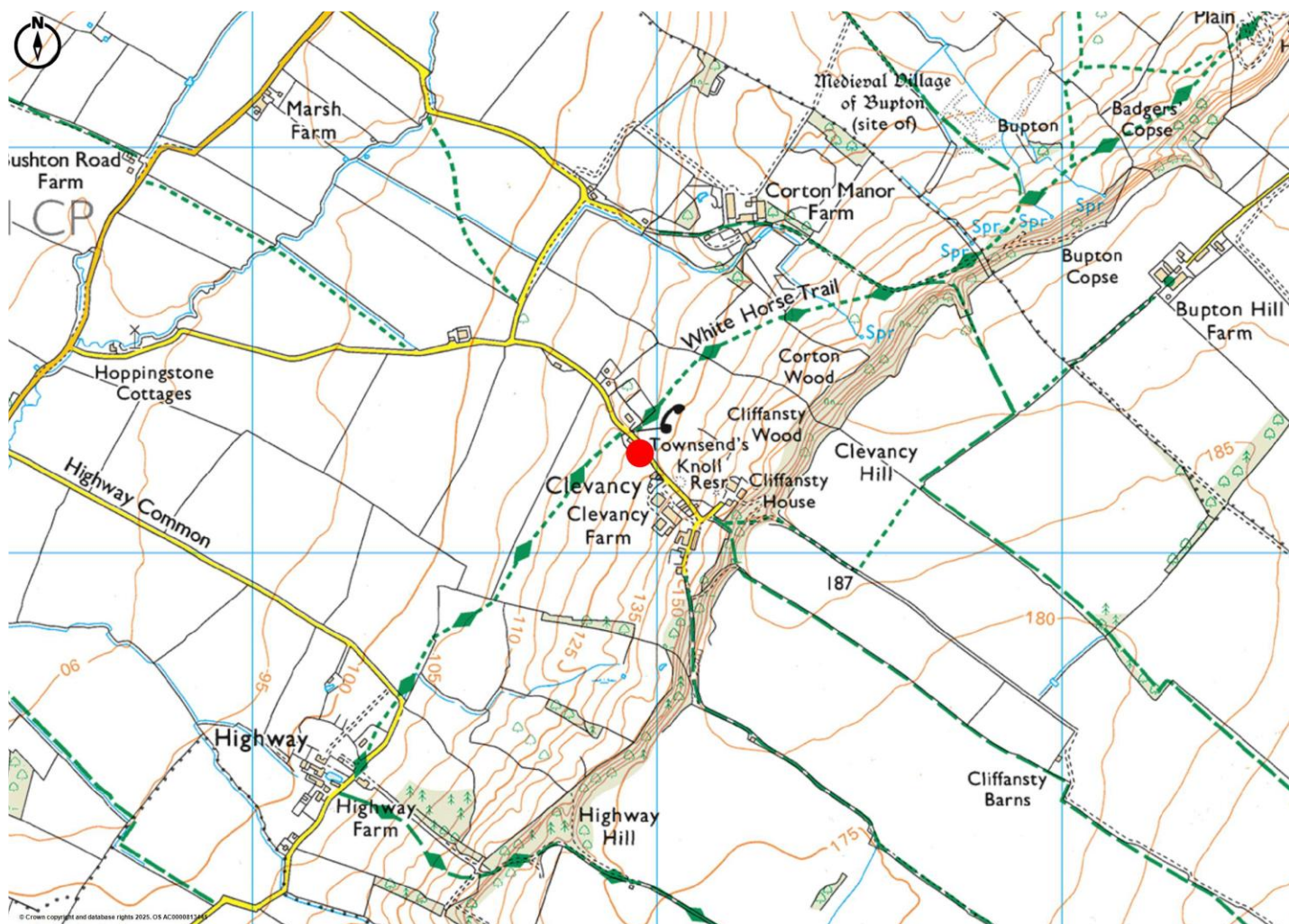
Clevancy is a hamlet nestled on the edge of the village of Hilmarton in North Wiltshire. Clevancy is one of several hamlets, alongside Goatacre and New Zealand, that make up the parish of Hilmarton. It is located off the 'Bushton Road' east of the A3102, being south-east of Lyneham, between the towns of Royal Wootton Bassett and Calne, giving good access to both towns. Clevancy is a highly sought-after location, with properties rarely coming to the market, surrounded by open rural countryside with a network of scenic footpaths and a stone's throw from many picturesque villages and towns.

The property is accessed directly off a quiet country lane which runs to Clevancy only, being a no-through road. The property enjoys a rural position whilst being within easy reach of Calne (approx. 5 miles), Royal Wootton Bassett (approx. 6.5 miles) and Marlborough (approx. 13.7 miles), all of which offer a wide range of amenities and shops, supermarkets, cafes, pubs and restaurants. Local villages such as Broad Hinton and Winterbourne Bassett offer traditional country pubs. There is also a selection of reputable schools, including Hilmarton Primary School just two miles away and secondary schools in Royal Wootton Bassett and Calne. Independent schools such as St Mary's Calne and Marlborough College are also within a short driving distance. The M4 J16 can be accessed easily through Royal Wootton Bassett, and the property is located between Chippenham Train Station (approx. 11 miles) and Swindon Train Station (approx. 13 miles).

ADDRESS

Full address: 9 Clevancy, Hilmarton, Calne, Wiltshire, SN11 8ST. Please see the plan overleaf for reference.





DRIVING DIRECTIONS

From Royal Wootton Bassett, head south on the A3102 towards Calne, continuing for approximately 0.5 mile. Turn left down Breach Lane and follow this lane until you reach a T-junction. Turn left at the T-junction and keep going until the Bushton crossroads and turn right. Follow the Bushton Road for approximately 1.5 miles then turn left at the crossroads, there will be a sign towards Clewancy. Follow this road through the no through road sign and Clewancy will come into view, turn left up this road and continue to drive for 0.3 miles where the property can be found on your right-hand side, indicated with a For Sale board. The what3words location is **///nearing.swims.hiring**.

ACCESS & PARKING

Access to the property is directly from the public highway, off of which is a private driveway with gravel parking area for two vehicles. Further on-street parking for one vehicle is available on the public highway, to the front of the property.

OTHER MATTERS

We understand that there is an informal arrangement with the present owner of 8 Clewancy for access on foot through the back garden for moving their bin to the front of the property.

GUIDE PRICE

Offers are invited in excess of £240,000.

METHOD OF SALE

The freehold of the property is offered for sale as a whole with vacant possession.

LAND REGISTRY

The property is currently unregistered at the Land Registry but will be registered as part of the sale process.

SERVICES AND DRAINAGE

The property benefits from mains electric and water connections and is connected to a cess pit which is shared by the terrace of three houses. The property is currently heated from electric storage heaters, and the water heater was replaced in early 2025.

VIEWINGS

Viewings are strictly by appointment only and are to be arranged through Laura Carpenter or Helen Wiltshire at WebbPaton on 01793 842055 or post@webbpaton.co.uk.

VAT

The property is not registered for VAT.

LEGAL COSTS

All legal costs will be the responsibility of each party.

Particulars produced October 2025



IMPORTANT NOTICE

WebbPaton for themselves and the vendors or lessors of this property whose agents they are give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.