



3 Bedroom
Farmhouse
located in
Hullavington

£1,750 PCM

105 The Street
Hullavington
SN14 6DR



Victoria Allman
lettings

- Converted farmhouse in highly popular village location
- Large lawned garden
- Open plan kitchen / diner
- Three bedrooms
- Garage & off-street parking
- Council tax Band D - £2,443 pa
- EPC Rating E

SUMMARY

A well-presented and characterful converted farmhouse in the popular village of Hullavington. With exposed beams, stonework and natural light throughout, this delightful three bedroom home has a large lawned garden, garage and ample off-street parking. Hullavington is a great village location with a thriving local community and excellent access to the M4 motorway and mainline train stations. The property is available unfurnished from the end of July 2025 for a long term let.



PROPERTY OVERVIEW

Well-positioned on the edge of this highly regarded village, this charming house retains many original features, including open stonework and beams which are a feature in most rooms. The entrance hall leads to a spacious fitted kitchen / diner equipped with stylish units and built-in appliances, a cosy living room, and downstairs bathroom with shower over the bath.

On the first floor there are two good size double bedrooms with storage, and a third smaller bedroom which could also be used as a convenient home office.

Externally, there is a patio for outdoor seating and a large lawned garden. The property also has a single garage and off-street parking for one car.

SITUATION

Hullavington is a highly popular North Wiltshire village with a thriving local community. The village has a well-regarded primary school, a general store / post office and garage, parish church, and the village hall which hosts numerous community activities throughout the year. Hullavington is also home to the Flying Monk Brewery with its on-site taphouse and café.

The market town of Malmesbury is located only 6 miles away with further amenities including a large Waitrose supermarket and an Ofsted 'Outstanding' secondary school. The independent school of Westonbirt is 15 minutes away. The larger town of Chippenham is 7 miles away for a more comprehensive range of facilities and further schooling options. The village is superbly located for the commuter with Junction 17 of the M4 only a few minutes' drive away - ideal for those commuting to Swindon, Bath and Bristol and the M5. Chippenham railway station is within a 15 minutes' drive with mainline services to London Paddington and other regional centres.



3



1



1



E



DIRECTIONS

Enter Hullavington from the north-east Malmesbury direction and continue along the main street through the village, past the pub on the right. Number 105 is located on the left, on the corner of Gardners Drive (the seventh turning on the left).

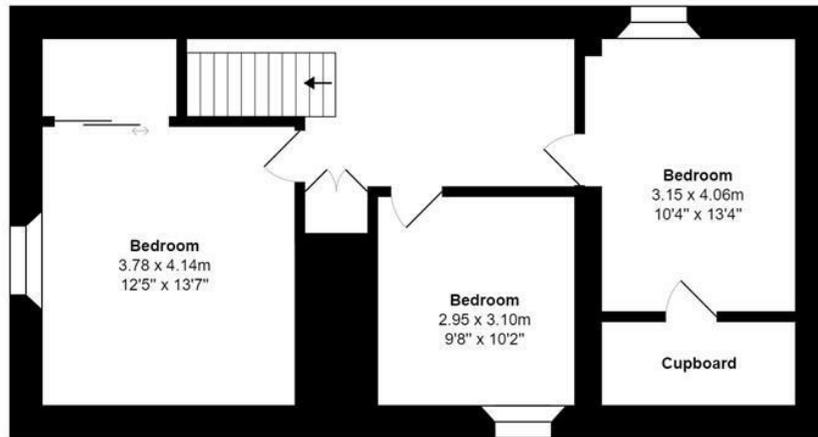
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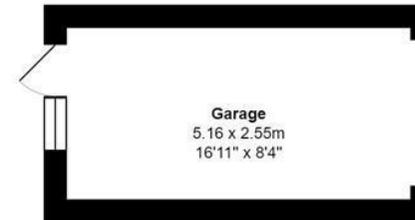
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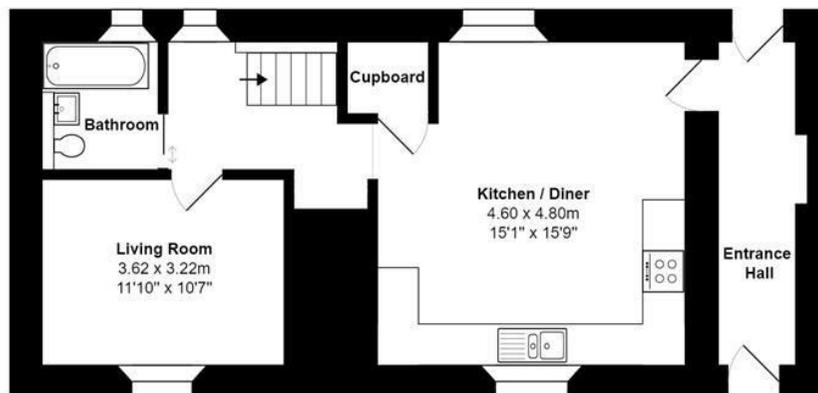


Ground Floor



Total Area: 112.7 m² ... 1213 ft² (excluding garage)

All measurements are approximate and for display purposes only



First Floor

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 97 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 45 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC |  |