

for sale

£675,000



Horse Road, Hilperton Marsh, Trowbridge BA14 7PF

Tucked away in a quiet location is this Detached Family Home in Hilperton Marsh. Presented in excellent order throughout over three floors and retaining many character features. Gardens to the Side & Rear with Gated Driveway and Quadruple Garage with Self Contained Flat Over.....



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Connells are delighted to bring to the market this Well Presented Detached 200 Year Old Property in Hilperton Marsh, which is full of charm and character with stone fire places and beams to ceilings. The property was extended in the 1990's to provide a utility area leading to a cloakroom and dual aspect sun room with access to garden & patio areas. Further additions include a modernised kitchen, installation of wood burners, solar panels and under floor heating to family bathroom & sun room.

Occupying a generous size plot [0.3 approx] with well established gardens, offering privacy & seclusion overlooking paddocks, along with ample off road parking and numerous seating areas which would be ideal for entertaining.

This would make a great family home with flexible accommodation arranged over three floors and with the added bonus of a self contained one bedroom flat over the detached quadruple garage. This could facilitate a rental opportunity, self contained living or home office / hobby space.

Accommodation comprises Kitchen, Dining Room, Lounge, Study, Summer Room, Utility & Cloakroom, First Floor Landing, Two Bedrooms, Bathroom, Second Floor Landing to Master Suite and En Suite.

Self contained flat above the garage comprises Entrance Stairway, Bedroom, Bathroom and Open Plan Living Area with independent heating / hot water system & sub meter.

The property is well served by public transport to the town and beyond.....

Detached Family Home in Favoured Village Location

Arranged over Three Floors

Good Size Gardens, Quadruple Garage & Driveway

Self Contained Flat - Open Plan Living Area, Bedroom & Bathroom

200 Yr Old Property with Many Character Features

Three Bedrooms, Bathroom, En Suite & Downstairs Cloakroom

Lounge, Study, Sun Room, Dining Room & Kitchen

Viewing Highly Advised



Master Suite

25' max x 10' 6" (7.62m max x 3.20m)

With stairs from first floor landing & door opening to bedroom. Dormer windows to both side elevations. Built in storage. Part restricted head height. Beams. Door to En Suite.

En Suite

Window to side aspect. Suite comprising walk in shower cubicle, wash hand basin & low level wc.

Kitchen

13' 3" max x 7' 1" max (4.04m max x 2.16m max)

Two windows to side aspect. Comprising wall & base units with work surfaces over, Inset sink and drainer unit. Built in oven and inset hob. Space for under counter appliances. Entrance door. Open access to Dining Room.

Dining Room

16' 4" max x 11' 4" max (4.98m max x 3.45m max)

Door to Lounge & Utility Room. Pantry / storage cupboard. Feature stone fire place with wood burner. Beams to ceiling. Stairs to first floor. Open access to Kitchen.

Lounge

15' 3" max x 11' max (4.65m max x 3.35m max)

Beams to ceiling. Feature stone fire place with wood burner. Open access to Study area.

Study Area

14' 9" max x 5' 4" max (4.50m max x 1.63m max)

Two windows to side aspect.

Utility Room

Window to side aspect. Base units with work surfaces with inset sink and drainer. Space for under counter appliances. Access to Conservatory & Cloakroom.

Cloakroom

Window to side aspect. Suite comprising low level wc & wash hand basin.

Sun Room

16' 4" max x 11' 1" max (4.98m max x 3.38m max)

With doors and windows to side & rear aspects, overlooking and leading to garden. Underfloor heating.

First Floor Landing

Doors to Bedrooms Two, Three & Bathroom. Feature beams. Stairs rising to Master Suite.

Bedroom Two

13' 4" max x 12' 5" max (4.06m max x 3.78m max)

Window to side. Fire place with with built in storage to each side.

Bedroom Three

16' 11" max x 7' 8" max (5.16m max x 2.34m max)

Dual aspect room with windows to side and rear.

Bathroom

Obscured window to side. Four piece suite comprising bath, corner shower cubicle, wash hand basin & low level wc.

Gardens

The property occupies a generous plot with gardens to the side and rear. Large double gates provide access to the block paved parking area with the garage on the left. Gardens are well stocked with mature trees and shrubs providing privacy. Several seating areas throughout.

Substantial Garage

Generous garage with workshop & storage areas. Outside door leads to accommodation above.

Self Contained Flat

With stairs form ground level. Door to accommodation. [Currently generates a rental income of £625pcm]

Open Plan Lounge / Kitchen

Dormer windows to sides. Doors to Shower Room & Bedroom. Kitchen area - Works surfaces with some base units. Inset sink and drainer unit. Space for under counter appliances. Extractor.

Shower Room

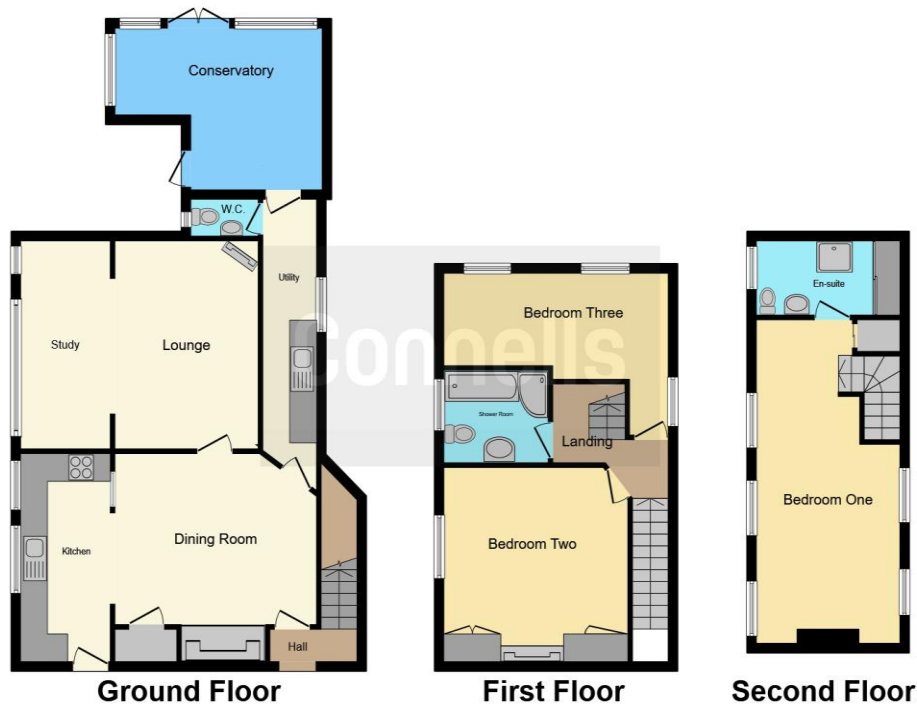
Suite comprising walk in shower cubicle, wash hand basin and low level wc.

Bedroom

Dormer window to side.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: TWB306833 - 0007

Tenure: Freehold

EPC Rating: C

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