





### welcome to

# Yew Tree Cottages, Erlestoke DEVIZES

Charming Grade II Listed Three-Bedroom Semi-Detached Cottage in Idyllic Village Setting.

Nestled in a sought-after village location, this stunning Grade II Listed three-bedroom semi-detached cottage is brimming with character and charm. Showcasing an array of period features, including exposed beams, original fireplace, and window seats, this beautifully presented home offers a perfect blend of historic charm and modern comfort.

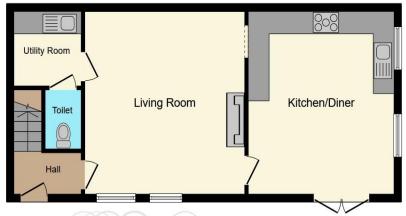
The property boasts spacious and well-appointed accommodation, with a welcoming living area, a characterful kitchen/dining space, and three delightful bedrooms. Externally, the home benefits from an enclosed rear garden, providing tranquil outdoor spaces to enjoy. Off-road parking adds to the practicality of this wonderful residence.

Positioned in an enviable setting, this picturesque cottage offers a rare opportunity to embrace village life while remaining within easy reach of local amenities and transport links. A truly exceptional home that must be seen to be fully appreciated.

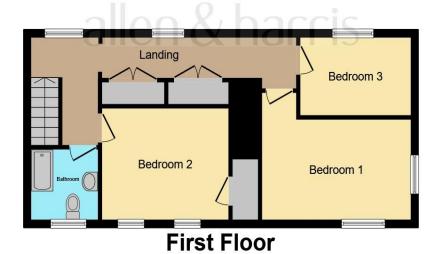








# **Ground Floor**



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

#### **Entrance Hall**

### Lounge

15' 4" x 14' 11" ( 4.67m x 4.55m )

### **Utility Room**

6' 3" x 6' 8" ( 1.91m x 2.03m )

#### W.C

2' 6" x 3' 6" ( 0.76m x 1.07m )

#### **Kitchen / Diner**

15' 9" x 14' 3" ( 4.80m x 4.34m )

### Landing

#### **Bedroom One**

14' 1" x 11' 1" max ( 4.29m x 3.38m max )

#### **Bedroom Two**

12' x 10' 1" ( 3.66m x 3.07m )

#### **Bedroom Three**

10' 7" x 6' 11" ( 3.23m x 2.11m )

#### **Bathroom**

6' 3" x 6' 6" max ( 1.91m x 1.98m max )

#### Garden

## **Parking**

# **Agent Note**

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# Yew Tree Cottages, Erlestoke DEVIZES

- Grade II Listed Character Cottage
- Three Bedrooms
- Character Features Throughout
- Enviable Village Location
- Off Road Parking

Tenure: Freehold EPC Rating: E

£385,000

#### directions to this property:

Head northwest on Northgate St toward Northgate St/A361
Go through 2 roundabouts
Continue onto The Nursery/A361
Continue to follow A361
Turn left onto Devizes Rd
Continue onto Poulshot Rd
Turn left
Turn right onto Mill Rd
Mill Rd turns left and becomes Norney Rd
Turn right onto Goose St
Continue onto New Rd

Continue onto New Rd
Turn left onto Lower Rd
Destination will be on the left

Arrive: Yew Tree Cottages Erlestoke, Erlestoke, Devizes SN10 5UD,

JK









Please note the marker reflects the postcode not the actual property

# view this property online allenandharris.co.uk/Property/DVZ106706



Property Ref: DVZ106706 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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