



**The Old School House School Lane, Dilton Marsh
WESTBURY BA13 4FE**

welcome to

The Old School House School Lane, Dilton Marsh WESTBURY

The Old School House is a Grade II listed property and is being sold with no onward chain. Offering one double bedroom, open plan living, a cloakroom toilet as well as a main bathroom, front and rear gardens, finally allocated parking for added convenience.

Ground Floor

Open Plan Living Area

16' 2" max x 17' 3" max (4.93m max x 5.26m max)

The property features a spacious open-plan layout, enhanced by underfloor heating and sleek tiled flooring that adds a modern touch throughout. At the front, the living area is bright and welcoming, with a large window fitted with electric blinds and a convenient TV point.

To the rear, the kitchen area benefits from two windows that allow plenty of natural light and is well-equipped with a range of wall and base units, a stainless steel sink with drainer, and integrated appliances including a fridge/freezer and washing machine. There's also a useful understair cupboard for additional storage. Cooking facilities include an electric oven with a gas hob and extractor fan, and a water softener is installed for added comfort.

Cloakroom

The ground floor includes a convenient cloakroom, fitted with a WC and a wash hand basin, offering practicality and ease for guests and everyday use.

First Floor

Landing

The landing provides access to the first-floor accommodation and includes two built-in storage cupboards, along with entry to a partially boarded loft with head-height clearance.

Bedroom

11' 8" max x 7' 7" max (3.56m max x 2.31m max)

This double bedroom features a front-facing window, a striking exposed stone wall adds character and charm, while a built-in cupboard offers practical storage.

Bathroom

The main bathroom is located at the front of the property and benefits from a fitted WC, a wash hand basin, and a bathtub with a shower overhead and a window to the front. A heated towel rail adds a touch of comfort and convenience.





Outside

Gardens

Front: Attractive front garden with a neatly manicured lawn, well-established shrubs, and a shared pathway providing access.

Rear: Enclosed rear garden featuring a lush lawn with mature shrubs, offering a private and peaceful outdoor space.

Parking

Allocated parking is situated to the right side of the property, offering convenient and secure off-road space.



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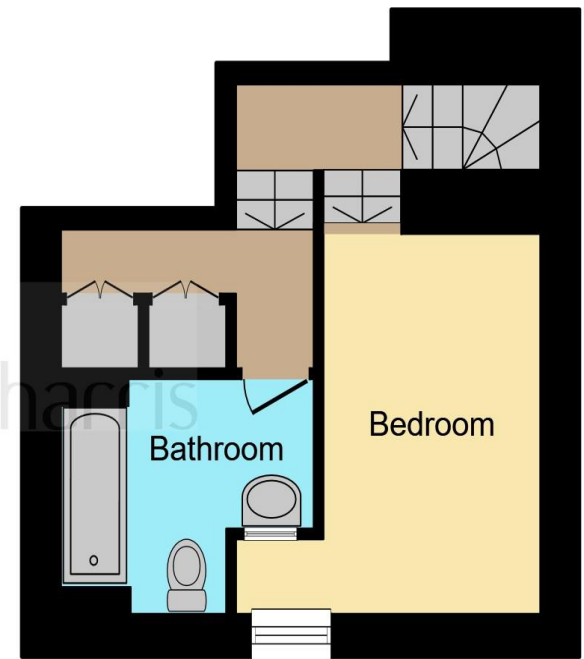
- One Bedroom Converted School House.
- NO ONWARD CHAIN!!!
- Allocated Parking, Front & Rear Gardens.
- Located In The Village Of Dilton Marsh.
- Cloakroom Toilet/ Main Bathroom.

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£200,000



Ground Floor



First 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

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Property Ref:
WST107784 - 0011

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