

BALDHAM COTTAGE 96 Baldham, Seend, Melksham, Wiltshire SN12 6PW

Offers Over £900,000



- Extended Period Semi-Detached Four Bedroom House
 - Fantastic Open-Plan Modern Kitchen/Living Room
- Newly Built Detached Two Bedroom Annexe
 - Two Outbuildings
 - Pasture Paddocks Fronting the Seend Brook

REF EO6681

- Approx. 5.2 Acres In All
- Set Down a Long Private Drive with Lovely Views

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:

Seend Village Centre 1.5 miles • Melksham 4 miles • Devizes 6 miles • Trowbridge 6 miles
Lacock 8 miles • Chippenham 11 miles • Bath 15 miles

A beautifully presented extended four bedroom period semi-detached house with a newly built detached two bedroom annexe, set in approx. 5.2 acres of pasture paddocks with outbuildings and frontage to the Seend Brook.

Baldham Cottage is believed to date from around 1900 and the substantial two storey rear extension was completed in 2024. The brand new detached annexe is in the final stages of being completed and it is ideal for extended families looking for two sets of self-contained living accommodation.

The property is used by the present owners as a family home and over the years they have lived there they have kept a variety of small livestock as well as their dogs. The property would be equally suitable for private equestrian use, and we are informed that the fishing rights on the Seend Brook come with the property (the Seend Brook supports a population of course fish).

The property is set within the curtilage of the village of Seend which has a shop and a number of nearby public houses including the very popular Barge at Seend, which is set on the Kennet & Avon Canal. More extensive shopping facilities are offered by Melksham and Trowbridge, whilst Chippenham has a mainline rail station and access onto the M4 motorway.

THE RESIDENCE

A comfortable family home offering a blend of period character and more modern living accommodation. There is oil-fired central heating, and the windows are double glazed. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is to the rear of the house through six panel bi-folding doors which open into the fabulous open-plan **Kitchen/Dining/Living Room** which offers a modern fitted kitchen with a good range of built-in units and island, with granite work surfaces, hob with extractor hood, electric double oven, microwave, space for American style fridge, 1½ bowl sink and integral dishwasher.

A door from the **Kitchen Area** leads into a **Reception Room** which has two built-in cupboards and double doors opening out to the side. From the **Living Area** a sliding door opens into the **Study**, and a further opening leads to an **Inner Hallway** with stairs to the **First Floor**, and a **Utility Room** with built-in storage units, sink and plumbing for a washing machine.

Completing the ground floor accommodation there is a further **Reception Room** which the current owners have used as a **Ground Floor Bedroom**.

There are a further **Four Bedrooms** on the **First Floor**, one of which has a high-quality, recently upgrade **Ensuite Bathroom** with a panelled path, high level flush WC and copper wash hand basin.

The **Family Bathroom** has a free-standing bath, WC, circular wash hand basin and built-in storage cupboards.

Three of the **Bedrooms** have glazed double door opening onto a **Balcony** with lovely views over the property's land.





THE ANNEXE

The detached **Annexe** sits adjacent to the main house, and has been completed to a high standard with air source underfloor heating and double-glazed windows.

It provides **Two Bedrooms**, a **Bathroom** fitted with a panelled bath with electric shower over and glass screen, WC and wash hand basin, and a superb open-plan **Kitchen/Living/Dining Room** fitted with a large range of built-in units including an island with worksurfaces, incorporating stainless steel sink, integral dishwasher, space for an American style fridge, electric oven and microwave. This impressive room has a vaulted ceiling with exposed A-frame beams.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached off the village road via a splayed entrance leading onto a private gated driveway that extends for about 150m to an arrival yard with space for numerous vehicles.

There are lawned gardens and grounds to the side and rear with an oil storage tank and **Garden Shed**.

To the front there is a recessed entrance fronting the road with a pedestrian gated access.

Immediately to the rear there is a large **Paved Patio** and a **Decked Seating Area**, a number of flower and shrub borders and a **Summerhouse** which has a power supply.

There are **Two Brick Outbuildings** 9' x 7'11 (2.8m x 2.4m) and 7'9 x 3'11 (2.4m x 1.2m) with light and power supplies.



Barn/Workshop

The Land is a particularly attractive feature of the property and comprises a **Large Paddock** of fairly level and very gently sloping pasture, bordering the Seend Brook. It is divided into two main enclosures, one of which has a **Field Shelter**.

There is a further **Paddock** flanking the driveway.

There are some lovely views from the land over the beautiful surrounding countryside.

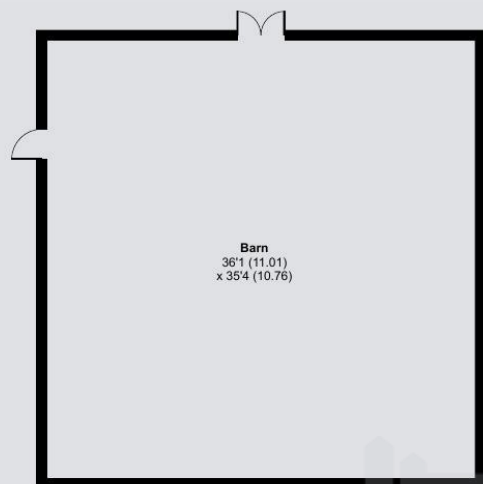


IN ALL APPROX. 5.2 ACRES
(About 2.1 Hectares)

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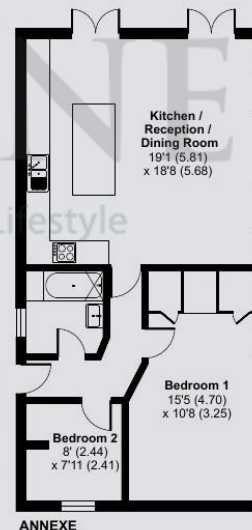
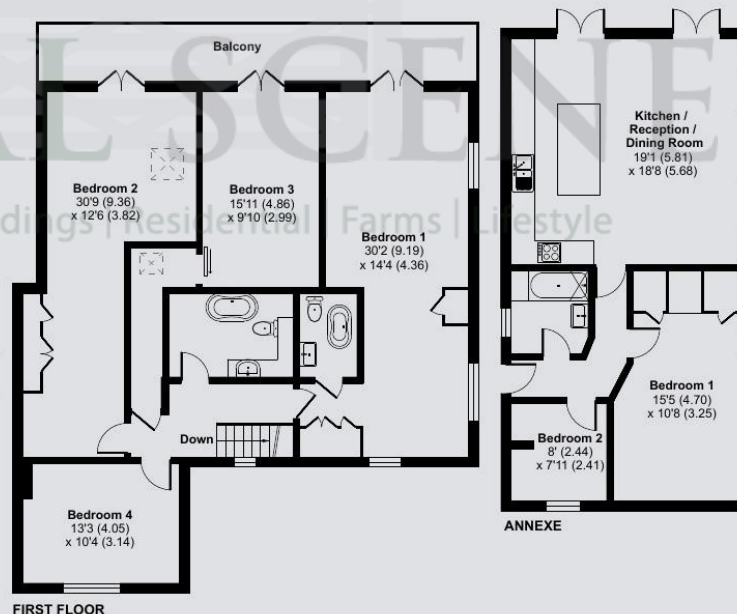
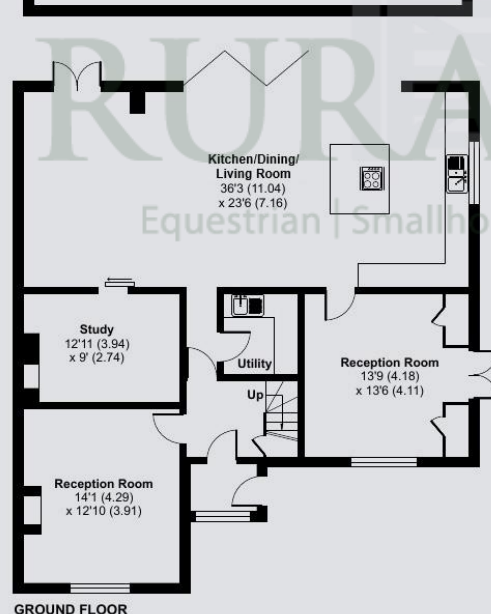
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Approximate Area = 2479 sq ft / 230.3 sq m
Annexe = 726 sq ft / 67.4 sq m
Outbuilding = 1275 sq ft / 118.4 sq m
Total = 4480 sq ft / 416.1 sq m

For identification only - Not to scale



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

WILTSHIRE COUNCIL
Tel: 0300 456 0100

SERVICES

MAINS ELECTRICITY, PRIVATE WATER (via metered farm supply), PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX D

DIRECTIONS

Heading into Seend from Devizes, proceed through the village and on to Seend Cleeve. As the road drops down around a left-hand bend, go over the river bridge, just after which the entrance drive to the property will be seen on the right-hand side.

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Rural Scene have visited **BALDHAM COTTAGE** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

