

DAVIS & LATCHAM ESTATE AGENTS

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- Grade II listed Mid-Victorian Cottage
- Close to town centre amenities
- Spacious 26' Kitchen/Diner
- 3 Double Bedrooms arranged over 2 floors
- Gas-fired Central Heating to radiators
- Recently restored to a high standard
- Charming Sitting Room with open fire
- Recently refurbished Bathroom
- Private Walled Courtyard Garden
- Double Glazing



7 Vicarage Street, Warminster, Wiltshire, BA12 8JG

£335,000



This delightful Grade II listed Mid-Victorian Cottage has recently undergone sensitive restoration to a high standard and would suit someone wishing to live close to all amenities. Entrance Hall, Charming Sitting Room with open fire, Spacious Well Appointed Re-modelled 26' Kitchen/Diner, Recently Refurbished Bathroom and 3 Double Bedrooms arranged over 2 floors, Delightful Private Walled Courtyard Garden, Gas-fired Central Heating to radiators & Double Glazing.

Accommodation

THE PROPERTY is a charming Grade II listed mid-Victorian cottage which has attractive Ashlar Bath stone fascade with rear elevations of brick all under a tiled roof and was, we understand, built in 1846 as the Caretaker's Cottage for the adjacent Minster School. After falling into disrepair the property was acquired in 1990 by the Warminster Preservation Trust and renovated as part of their ongoing commitment to the sympathetic restoration of period properties in the town and, as a result, was awarded a Blue Plaque. Interestingly the Trust created a pictorial record as works progressed and this is frequently exhibited to highlight their activities. In the meantime the property has changed hands a number of times, and the latest owners have recently carried out further restoration to a very high standard - the cottage now benefits from Gas-fired central heating, double glazed mullion windows and a refurbished Bathroom together with a well-appointed Kitchen whilst the accommodation is tastefully decorated to reflect its quirky character. This is a delightful property complemented by a private Courtyard Garden and would suit someone seeking a period home close to all amenities. Properties of this nature are proving scarce and number 7 really must be viewed in order to be fully appreciated, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

the Vicarage Street Conservation Area is on the Western side of town, not far from the historic Obelisk at the junction of Vicarage Street, Church Street and Silver Street, the site of the original market cross and believed to have been the original centre of Warminster during the Middle Ages. This part of the town includes many fine properties. Some from the 17th Century were homes of wealthy merchants, whilst others like number 7 are slightly later. Vicarage Street is conveniently within easy level walking distance of the town centre with excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent traders together with a wide range of other amenities which include a theatre and library, hospital and clinics and a rail station. Besides the adjacent Minster Primary School, the Warminster co-educational boarding and day Public School is also close by. The town is well served by local buses whilst rail users enjoy regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line on to South Wales. The other main centres in the area include Frome, Trowbridge, Westbury, Bath and Salisbury which are all within a comfortable driving distance as are the various Salisbury Plain military bases whilst the A36, A350 and A303 trunk routes provide swift access throughout the West Country and further afield to London via the A303/M3. Bristol, Bournemouth and Southampton Airports are each just over an hour by car.

ACCOMMODATION

Entrance Hall having attractive heavy front door with decorative hingework, flagstone floor, cast iron radiator, understairs cloaks recess and staircase rising to First Floor.

Charming Sitting Room 10' 1" x 10' 1" (3.07m x 3.07m) a delightful and cosy room having an Ashlar Bath stone fireplace housing a Victorian cast-iron open fireplace with decorative tiled flanks creating a focal point and radiator.

Large Kitchen/Breakfast Room 26' 1" x 9' 0" max (7.94m x 2.74m) having Quartz worksurfaces and inset sink, extensive range of bespoke painted units providing ample drawer and cupboard space under with matching part-glazed overhead cupboards, built-in Electric Oven and Ceramic Induction Hob with Filter Hood above, plumbing for washing machine and integrated Fridge and Freezer, Dining Area with ample space for table & chairs, tiled flooring, cast iron radiator, recessed lighting and stable-type door to the Garden.

First Floor Landing having radiator.

Bedroom One 12' 7" x 10' 5" (3.83m x 3.17m) having radiator and original open fireplace with decorative cast iron grate and surround which was uncovered during renovation.

Bedroom Two 10' 10" x 9' 0" (3.30m x 2.74m) having radiator and built-in cupboard housing Gas-fired ATAG combi-boiler supplying central heating and domestic hot water.

Bathroom having period-style White suite comprising panelled bath with thermostatic shower controls and glazed splash screen, pedestal hand basin and low level W.C., complementary tiling, built-in storage cupboard, towel radiator and extractor fan.

From the Landing a staircase leads to:

Second Floor Landing Area having Velux roof window ensuring natural light and door into Attic Bedroom.

Attic Bedroom Three 12' 0" x 11' 8" (3.65m x 3.55m) having radiator, recessed lighting and Velux roof window ensuring plenty of natural light.

OUTSIDE

The Sheltered Courtyard Garden is located to the rear of the property and is laid out in cottage-style to a paved terrace - offering plenty of scope for the annual display of tubs and planters, and a sizeable area of gravel together with well stocked flowerborders and shrubs, an outside tap, power supply and courtesy lighting. In one corner is a Shed and in its entirety is nicely enclosed by high walling ensuring privacy. The Garden can also be approached via a neighbouring archway with full access rights for bins etc.

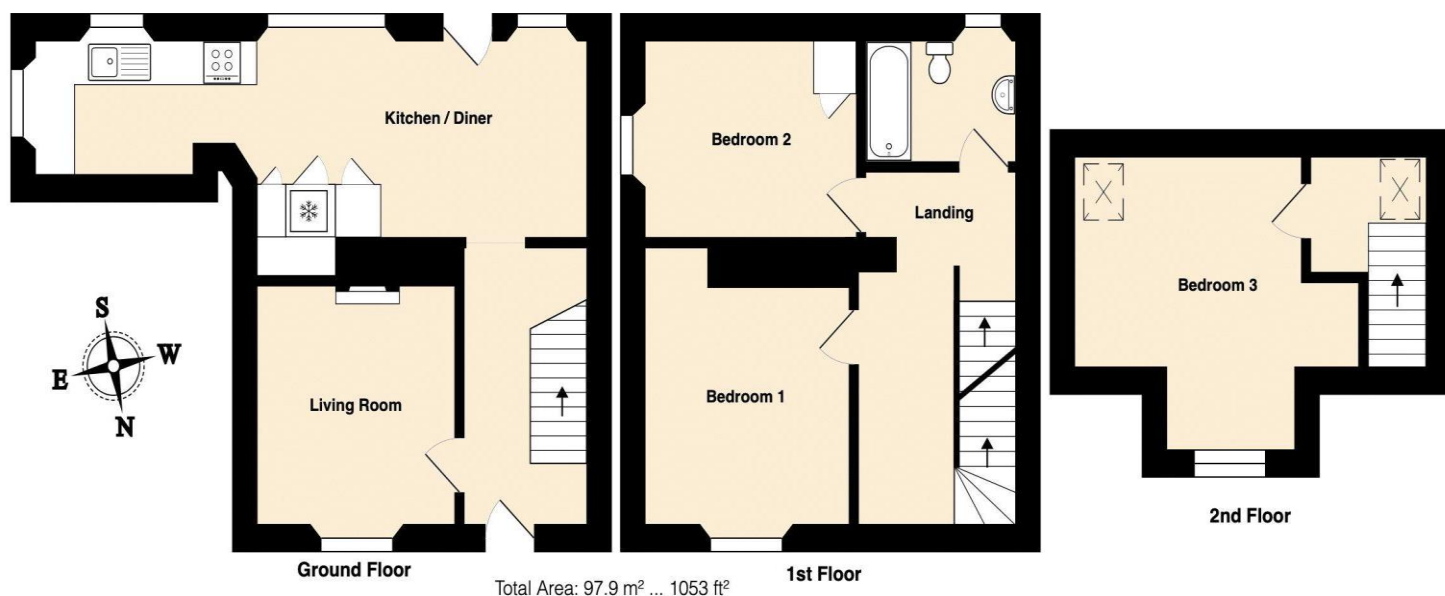
Services We understand Mains Water, Drainage, Gas and Electricity are connected.

Tenure Freehold with vacant possession.

Rating Band "B"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/2398-3922-2202-1892-8204>





FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
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PLEASE NOTE

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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy performance certificate (EPC)

7 Vicarage Street WARMINSTER BA12 8JG	Energy rating D	Valid until: 7 January 2033 Certificate number: 2398-3922-2202-1892-8204
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Property type	Mid-terrace house
Total floor area	96 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		