

DAVIS & LATCHAM ESTATE AGENTS

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A quintessential Period Thatched Cottage

No Onward Chain

Library, Study

Bathroom & 3 Double Bedrooms - 1 with En-Suite

Cottage-style Gardens

• **Offering scope for updating**

• **Cloakroom, Charming Sitting Room with Inglenook**

• **26' Kitchen/Diner, Utility Room**

• **Garage**

• **Oil-fired Central heating to radiators**



Corner Cottage 12 Norton Bavant, Warminster, Wiltshire, BA12 7BB

£495,000



Offering scope for updating a rare opportunity to acquire a quintessential Period Thatched Cottage in this small Wylde Valley Hamlet. Entrance Porch, Cloakroom, Charming Sitting Room with Inglenook fireplace, Library, Study, 26' Kitchen/Diner, Utility Room, First Floor Landing, Bathroom & 3 Double Bedrooms - 1 with En-Suite Facilities, Garage & Cottage-style Gardens, Oil-fired Central heating to radiators.

Accommodation

THE PROPERTY is a quintessential picture postcard Grade II listed thatched detached cottage believed to have originated as two cottages later combined, one from the 17th Century and the other from the mid-19th century. The cottage has attractive mellow brick elevations and is understood to have been re-thatched with water reed in 2010 whilst the charming accommodation benefits from Oil-fired central heating to radiators served by an Alpha range located in the Kitchen. Corner Cottage retains many original features including a wealth of exposed timberwork whilst the Sitting Room features a fine Inglenook fireplace which houses a woodburner and has signs of a bread oven. The property is for sale due to the passing of the owner who had lived in the property for many years and as one would expect in a home of great antiquity there is scope for sensitive restoration. This would make a superb weekend hideaway or a more permanent village home, however cottages of this nature are currently extremely scarce hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Norton Bavant is a small village in the Wylde Valley with a good mix of property, although there is only one other thatched cottage, whilst the nearby All Saints Parish Church dates in part from the 14th century and despite being a small community the village was mentioned in the Domesday Book. The village is surrounded by undulating farmland offering many unspoilt country walks in the North East Dorset and South West Wiltshire Area of Outstanding Natural Beauty. In the nearby village of Heytesbury is a Post Office/General Stores, a pub The Red Lion, a centuries-old Church and a village Primary School. Warminster is a little over 2 miles and has a bustling town centre which provides excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops, cafes and eateries whilst other amenities include a theatre and library, hospital and clinics, a beautiful town park and a railway station. Rail users enjoy regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other main centres in the area including Westbury, Frome, Trowbridge, Bath and Salisbury are all within a comfortable driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk routes provide swift road communications throughout the South-West and further afield to London via the A303/M3 whilst Bournemouth, Southampton and Bristol airports are each just over an hour by road.

ACCOMMODATION

Entrance Porch having tiled flooring, radiator and door into:

Cloakroom having low level W.C., hand basin, radiator and cupboard concealing electrical fusegear.

Charming Sitting Room 18' 4" x 13' 8" (5.58m x 4.16m) a delightful room believed to be the oldest part of the cottage with a wealth of exposed timberwork including an Inglenook fireplace creating a focal point, flagstone flooring, window seat, 2 radiators, understairs cupboard, staircase to First Floor and doors to Rear Garden and the Library.

Library 14' 9" x 12' 2" (4.49m x 3.71m) with corner fireplace housing woodburner, a wealth of exposed timberwork, extensive bookshelving, spotlighting and radiator.

Large Kitchen/Diner 26' 11" x 12' 8" (8.20m x 3.86m) a truly spacious room - great for entertaining, the Kitchen Area with extensive worksurfaces, inset stainless steel double bowl sink unit, bespoke units including ample drawer and cupboard space, plumbing for a dishwasher and washing machine and two island units providing further cupboard space. At one end is an Oil-fired Alpha range with a back boiler supplying central heating and domestic hot water and adjacent is a built-in Electric Oven and Grill, tiled flooring, 2 radiators and recessed lighting. Dining Area with wall light points, ample space for a large dining table and chairs and doors into the Pantry and Study.

Pantry 11' 0" x 9' 6" (3.35m x 2.89m) having extensive shelving and ample space for freezers etc.

Also leading off the Kitchen is:

Study 15' 6" x 7' 0" (4.72m x 2.13m) having radiator and broadband terminal.

Spacious First Floor Landing having exposed polished Elm floorboards, radiator and wall light point.

Bedroom One 11' 4" x 10' 6" (3.45m x 3.20m) having exposed floorboards, radiator, large walk-in cupboard and door into:

En-Suite Shower Room having shower enclosure with bi-fold splash door, vanity hand basin, low level W.C., heated towel rail.

Bedroom Two 15' 3" x 11' 3" (4.64m x 3.43m) having radiator.

Secondary Landing having radiator and walk-in Linen Room housing hot water cylinder with immersion heater fitted and towel radiator.

Bedroom Three 13' 2" x 12' 9" (4.01m x 3.88m) having radiator and access hatch to loft.

Bathroom having White suite comprising panelled bath with shower above, vanity hand basin, low level W.C., and radiator.

Garage Attached to the cottage is Garage with up & over door.

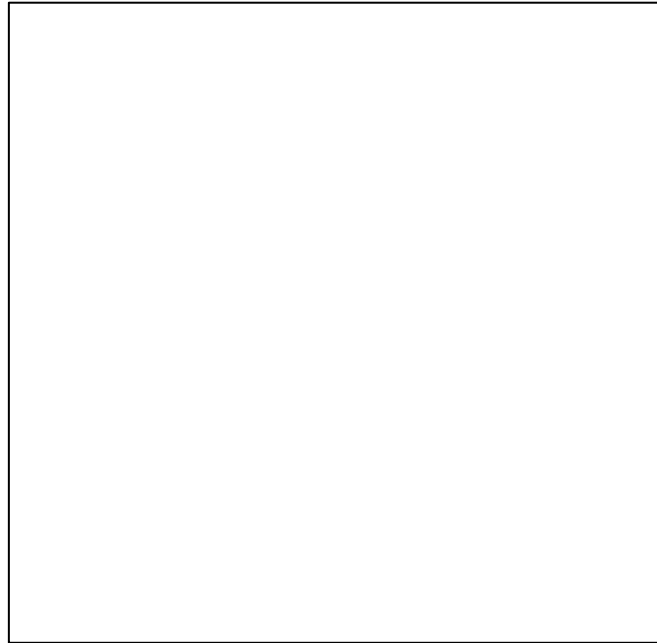
The Cottage Garden A handgate and path leads to the front door whilst the Front and Side Gardens include a variety of seasonal plants, shrubs and includes a well. A path leads into the Rear Garden which includes a paved terrace and an area of lawn, nicely surrounded by mature shrubbery and hedging, the foliage of which ensures privacy. In all the cottage occupies a plot extending to circa 0.13 of an acre and although in need of tidying, when returned to its former glory the Gardens will easily become a delightful feature of the property.

Services Mains Electric and Water are connected whilst Drainage is to a Septic Tank.

Tenure Freehold with vacant possession.

Rating Band "F"





FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
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