

Poulshot Wiltshire





TOWNSEND FARMHOUSE
TOWNSEND
POULSHOT
DEVIZES
WILTSHIRE
SN10 1SD

COUNTRY HOUSE CHARM -
A HANDSOME VILLAGE HOUSE WITH BEAUTIFUL
GARDENS, PADDOCKS AND OUTBUILDINGS IN A MUCH
FAVOURERD LOCATION

Guide Price: OIEO £950,000

- Superb Country Home
- Wonderful Views
- Over 4200 ft² Of Accommodation
- Highly Regarded Wiltshire Village With Amenities
- 6 Bedrooms, 4 Bathrooms
- Charming Self-Contained 2 Bedroom Annex With Income Potential
- Gated Courtyard With Garaging, Workshop And Ample Parking
- Detached Barn (c.1600ft²), Stabling And Hay Barn
- Nearly Three Acres in all

DESCRIPTION

This is a handsome Grade II Listed farmhouse which sits in splendid formal gardens with adjoining paddocks, nearly three acres in all, providing a wonderful setting for the property. The house features a wealth of character including exposed beams, ornate fireplaces, and stained-glass windows. The accommodation is very generous, over 4200ft², and includes a two-bedroom annexe; additional accommodation which could be incorporated within the house itself. A fine entrance hall offers a warm welcome with two elegant reception rooms - a dual aspect sitting room and a delightful dining room with garden room off - together with a study with a discreet lift to the first floor. The kitchen/breakfast room with AGA, an office, a utility room, and a boot room with cloakroom off complete the ground floor.

On the first floor, the property has a total of six bedrooms: four in the main house and two in the annex. There are two bathrooms in the main house, one which is en-suite, and a bathroom and shower room in the annex plus a delightful open plan kitchen/living room.

A gated driveway leads up to the front of the house whilst a second gated drive provides access to courtyard parking and garaging for two cars with an adjoining workshop/store. The annex has its own dedicated parking area.

The gardens are a real delight with the immediate backdrop of the two paddocks and the village church. There are well stocked borders, topiary with close clipped hedges, lawns and secluded seating areas.

The outbuildings, which are accessed via a private track off the lane that leads up to the village church, comprise a detached barn (c.1600ft²) with PV panels, and a stable block with three boxes and a hay barn.

SITUATION

The property occupies a very pleasant rural setting in one of the area's most popular villages. There is a large central Green as well as a friendly public house called 'The Raven', an ancient church St Peter's, a village hall where several village clubs and groups meet. There is a Village Trust and a delightful farm shop. A network of public footpaths is on the doorstep providing good walking in the area and 'the green gardens' is a tranquil wooded area and clearing just set off the green that is open to the village. The historic market town of Devizes is located close by and has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius and there are good road links to London and The West Country via the M4/A303. Main line rail services are available from Chippenham, Pewsey and Westbury. There are some excellent schools in the vicinity including Dauntsey's School, St Augustine's and Marlborough College.

PROPERTY INFORMATION

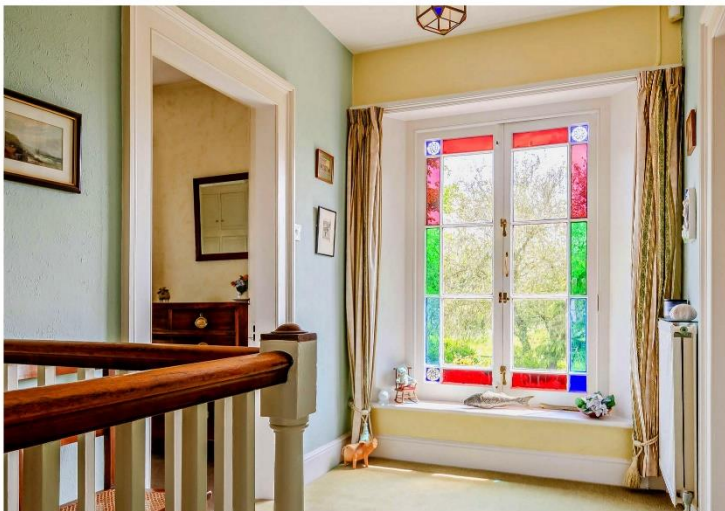
Townsend Farmhouse EPC: E & Annex EPC: D
Grade II Listed & In a Conservation Area.
Services: Solar panels on the barn. Mains electricity & water. Private drainage. Oil-fired central heating. We understand that the private drainage at this property may not comply with the relevant regulations.

Council Tax: Townsend Farmhouse: Band F & Townsend Annex: Band A.

AGENT'S NOTE

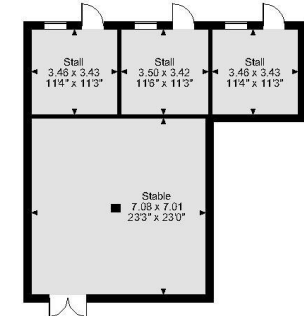
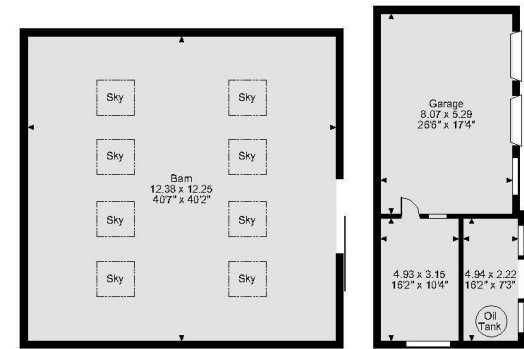
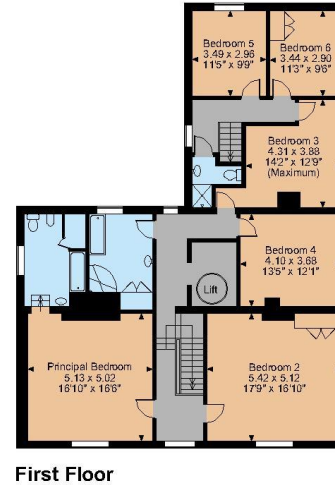
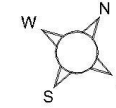
Please note under full disclosure that this property unfortunately twice experienced water ingress during the recent severe weather storms. Since then, the property has had some flood defensive measures installed including a sump pump which has now alleviated the problem and resulted in no further incidents. The current owner of the property also has it insured. The competitive price of this property therefore reflects the recent history.







Townsend Farmhouse , Townsend, Poulshot
Main House internal area 4,268 sq ft (397 sq m)
Garage & External Store internal area 762 sq ft (71 sq m)
Stable & Stall internal area 941 sq ft (87 sq m)
Barn internal area 1,632 sq ft (152 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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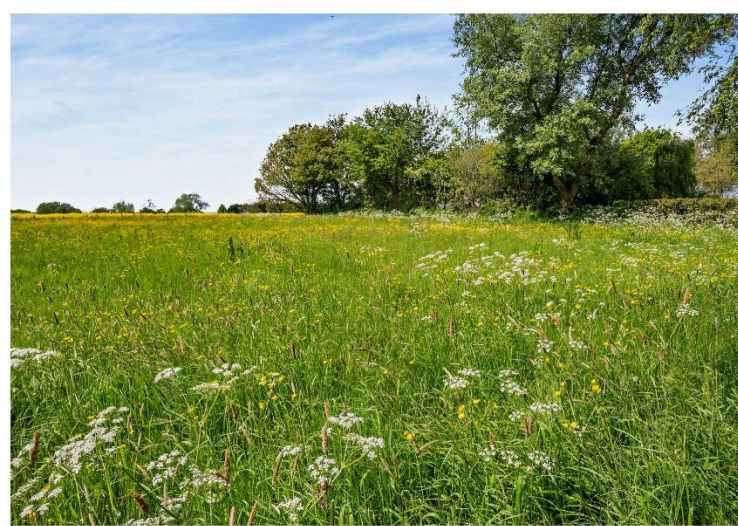
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