

Pewsey Vale Wiltshire





BELL HOUSE LYDEWAY DEVIZES WILTSHIRE SN10 3PS

Offers In Excess Of £1m

A SUBSTANTIAL FORMER COACHING INN,
NOW A GENEROUS FAMILY HOME WITH
THREE COTTAGES AND LAND PROVIDING
A GREAT INCOME OPPORTUNITY OR MULTI
GENERATIONAL LIVING

- Superb Family Home (Over 3200 ft²)
- Four Double Bedrooms and Two Attic Rooms
- Established Gardens and Grounds with Views
- Wonderful Home and Income Business Opportunity
- Three Self Contained Holiday Cottages
- Licence For Up To 24 Touring Caravans
- Detached Shower Block And Facilities
- Ample Parking, Double Garage
- In All About 2.8 Acres

DESCRIPTION

This former coaching inn, in part believed to date back some 400 years, is now a unique family home, with spacious and comfortable accommodation of over 3200ft.²

The house retains a wealth of period features including fireplaces, exposed beams and sash windows, but is now at an age where further modernisation may be required. In addition to the main house, there are three charming one bedroom holiday cottages and fabulous grounds with permission for up to twenty-four touring caravans. The property has been run as a caravan park for a number of years and combined with the holiday cottages, there is a huge opportunity for the next owners to generate a substantial income.

Outside, electric gates open on to a sweeping driveway with ample parking, leading to a double garage, carport and reception cabin. The mature gardens enjoy an excellent amount of privacy with colourful planted borders, lawns and various seating areas. An enclosed area off the garden conceals an old swimming pool that could be refurbished to enjoy once again. An existing detached shower block and laundry room completes the property.

The land comprises three paddocks which border open countryside and there are some wonderful views right across to Alton Barnes White Horse.

In all the property extends to about 2.8 acres

SITUATION

The property is in a great location with numerous heritage and tourism sites within easy driving distance, including Avebury, Stonehenge, the Kennet & Avon Canal and the city of Bath to name just a few.

Lydeaway is a hamlet in the parish of Urchfont, a picturesque village in the Pewsey Vale, famed for its unspoilt rolling downland countryside - an Area of Outstanding Natural Beauty. Locally, there is Planks farm shop, café and hairdressers within a short stroll and Urchfont has an excellent primary school, Church, public house, community shop, post office. The nearby market town of Devizes is 4.5 miles away and Pewsey, with its mainline railway station is only 9 miles away.

The larger centres of Swindon, Chippenham, Marlborough, Bath and Salisbury are all within a 30 mile radius. The renowned Dauntsey's School is less than 3 miles away, with Marlborough College and St Marys Calne also easily accessible.

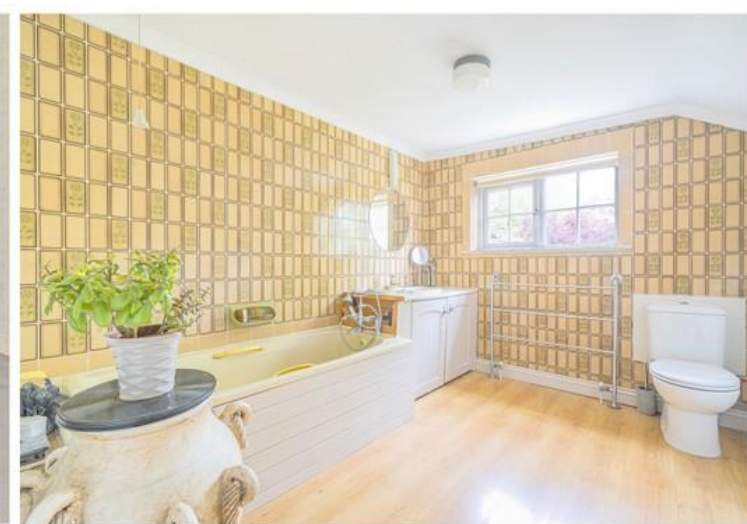
Communications in the area are excellent with main line rail services to London Paddington from Pewsey in approximately 1 hour and to London Waterloo from Andover in 1 hour 10 minutes. The M3 to the south (A303) and the M4 to the north provide fast road access to London and the West Country along with Heathrow and Gatwick airports.

PROPERTY INFORMATION

Tenure: Freehold / Council Tax: Band B
Located in an AONB (Area of Outstanding Natural Beauty).

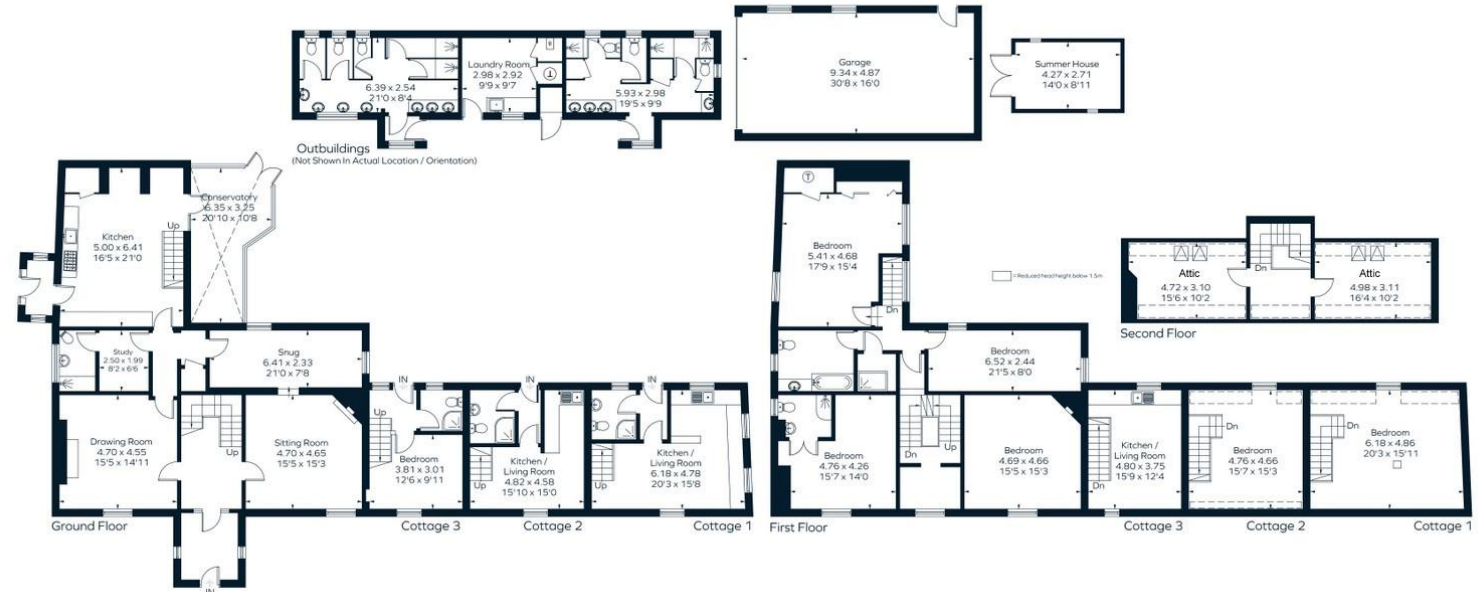
Services: Mains water and electricity. There is also 3 phase electricity. Private drainage for the main house which we believe does not comply with the new regulations. Oil fired central heating with 2 boilers (mains house and shower block). Cottage 1 is oil; cottages 2 & 3 are electric heating.

Agents Note: There is an overage/uplift clause in respect of the rear and side paddocks relating to future residential housing on this land for 20 years.





Approximate Area = 305.0 sq m / 3283 sq ft
 Cottage 1 = 58.6 sq m / 631 sq ft
 Cottage 2 = 44.2 sq m / 476 sq ft
 Cottage 3 = 36.0 sq m / 387 sq ft
 Outbuildings = 109.8 sq m / 1182 sq ft
 Total = 553.6 sq m / 5959 sq ft
 Including Limited Use Area (17.6 sq m / 189 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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