



📍 Wyatt House, 9 Wyatt Court, Thomas Wyatt Road, Devizes, Wiltshire, SN10 5FF

🔗 Guide Price £675,000

A magnificent period home with parkland views and impressive accommodation approaching 3000sqft.

- Elegant GII Listed Conversion
- Spacious And Versatile Layout
- Fabulous Parkland Setting
- Beautiful Countryside Views
- Superb 33' Reception Hall
- Three Double Bedrooms
- Two En Suites And Bathroom
- Very Useful Converted Arched Basement
- Enclosed Small Private Garden
- 2 Parking Spaces & Ample Visitor Parking

🏠 Leasehold

🏠 EPC Rating C



Wyatt House is a simply stunning Grade II Listed period Town House that forms the central part of a unique conversion of a former hospital complex designed by the architect Thomas Wyatt in 1848, constructed from Bath stone and built in the Italian style. The beautifully presented interior has an elegant feel and there is a wonderful sense of arrival upon entering the spectacular 33ft reception / dining hall.

The spacious accommodation is arranged over four floors and retains a wealth of character features typical of its period to include high ceilings, sash windows and corniced coving. The internal layout begins with the aforementioned vaulted reception hall / dining hall with pillars, a cast iron fireplace, downstairs cloakroom and a wide staircase ascending to the splendid gallery landing and atrium. From here glass panelled doors open through to a stylish modern kitchen/breakfast room with granite worktops and a range of quality integrated appliances. A rear door opens on to the private courtyard and an additional staircase rises to the 1st floor. From the hall stairs also descend to a very useful arched basement that was converted to provide excellent storage as well as having scope to utilise as a study or games room.

The 1st floor has a most impressive galleried landing with a study area, a double bedroom and a contemporary bathroom, plus a staircase with porthole style windows that leads to the 2nd floor. An elegant 17ft drawing room with large sash windows boasts fine views over the communal gardens. On the 2nd floor there is a generously sized principal bedroom again with extensive views and an en suite shower room, plus a further double bedroom with an en suite bathroom.

Wyatt House benefits from its own small private garden to the rear and 2 parking spaces. There is ample visitor parking plus a charming walled communal garden a few doors down at the front. Ancient woodland walks are right on the doorstep, and it is just a short stroll into town.

#### Situation

Drews Park is an impressive redevelopment of a former hospital site situated close to the town centre with splendid parkland and various recreational areas close by.

Devizes is a thriving historic market town and a delightful place in which to live. It holds a traditional outdoor weekly market in the market square and dray horses still deliver beer from the local brewery. Respect for the old traditions complements the modern and comprehensive shopping facilities, services and amenities that you would expect of such a town, together with good local schools (in both state and private sectors), excellent sports and recreational facilities, and some wonderful surrounding countryside. Devizes is well placed for access to Swindon, Marlborough and the M4 and for those needing to travel south to the A303 and beyond.

#### Property Information

Council Tax: Band G

Services: All mains services are connected at the property.

Tenure: Leasehold. 999 year lease granted in 1998. The annual management charge to Aster is £2138.06 and this includes the ground rent.

Communal bin and bicycle stores.



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Approximate Area = 2985 sq ft / 277.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntlhcom 2024.  
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