

Mulberry Lodge

Wiltshire





MULBERRY LODGE
ROWDE
DEVIZES
WILTSHIRE
SN10 2QQ

Guide Price £1.4m

A PERIOD VILLAGE HOUSE OF GREAT CHARACTER IN SPLENDID GARDENS AND GROUNDS WITH AN EXCELLENT RANGE OF VERSATILE OUTBUILDINGS

- Well Proportioned, Elegant Accommodation
- With 1 Bedroom Self Contained Flat
- 5 Reception Rooms
- Formal Gardens, Paddocks and Orchard
- Former Coach House With Scope For Conversion
- Triple Garage And Detached Modern Barn
- About 3.5 Acres

DESCRIPTION

This is a village house of great character which is believed to date from the 1700s. An architectural delight, it retains much of its original character; externally aged red brick elevations are punctuated by large sash windows and an impressive stone porch through which one enters the house. Well-proportioned reception rooms, with good ceiling heights, are arranged around a magnificent entrance hall with a fine staircase that rises to the first floor. There are five reception rooms and on the first floor the layout currently provides five bedrooms and a self-contained 'flat' (with a new kitchen and bathroom) which would readily provide an impressive master suite, if one preferred. The house has been much improved by the current owners, having been redecorated throughout, with a smart new kitchen and luxurious bathrooms added.

Outside, the house is approached by a sweeping newly re-gravelled driveway which leads up to the front of the house where there is ample parking. The established grounds are a delight with more formal areas close to the house and less formal areas including paddocks and an orchard beyond. Alongside the house is a detached coach house with lapsed planning permission for conversion into residential - it currently provides storage and garaging - and at the end of the drive there is a detached triple garage. In the paddock there is a detached modern barn (about 60' x 30') which also has photovoltaic panels supplementing Mulberry Lodge's electricity supply.

SITUATION

Rowde is a popular Wiltshire village which has a range of local amenities including primary school, two public house, a church and Rowdey Cow café. It lies about 2 miles from the historic market town of Devizes which has a comprehensive range of shopping, transport and leisure facilities; the Kennet and Avon canal runs through the town, there is a swimming pool, cinema, schooling for all ages, museum and thriving twice-weekly market.

The major centres of Bath, Swindon and Salisbury, and the country towns of Trowbridge and Chippenham, are all within a thirty mile radius. Dauntsey's school, Marlborough College and St Marys Calne are easily accessible.

Communications in the area are excellent with train services to London Paddington from Chippenham, Pewsey and Westbury; fast road access to London and the West Country, Heathrow and Gatwick via the M4 to the north and the A303 to the south.

PROPERTY INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: G (house) and A (flat)

Services: All mains services. Gas fired central heating. Solar panels providing supplementary electricity.

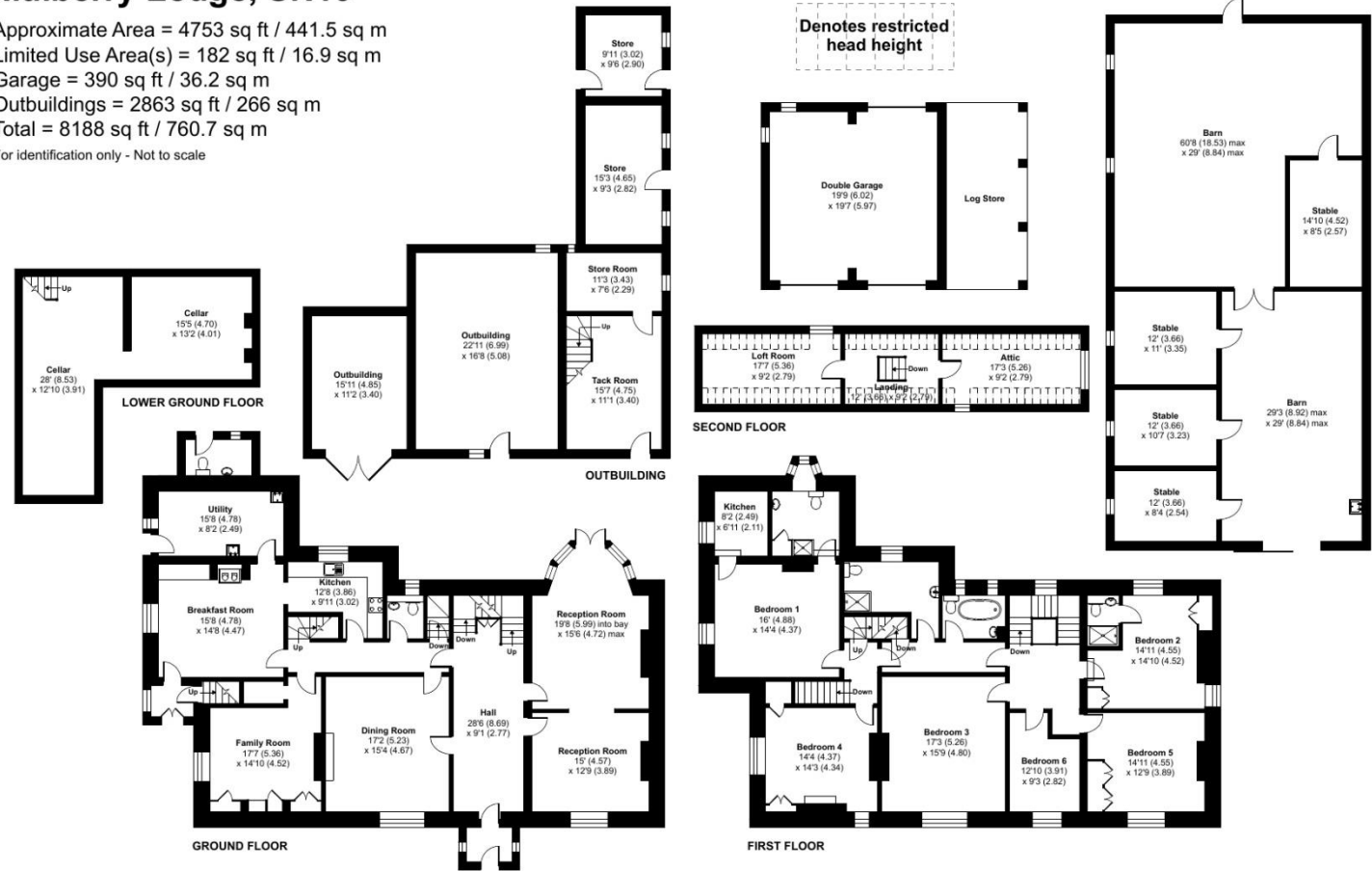
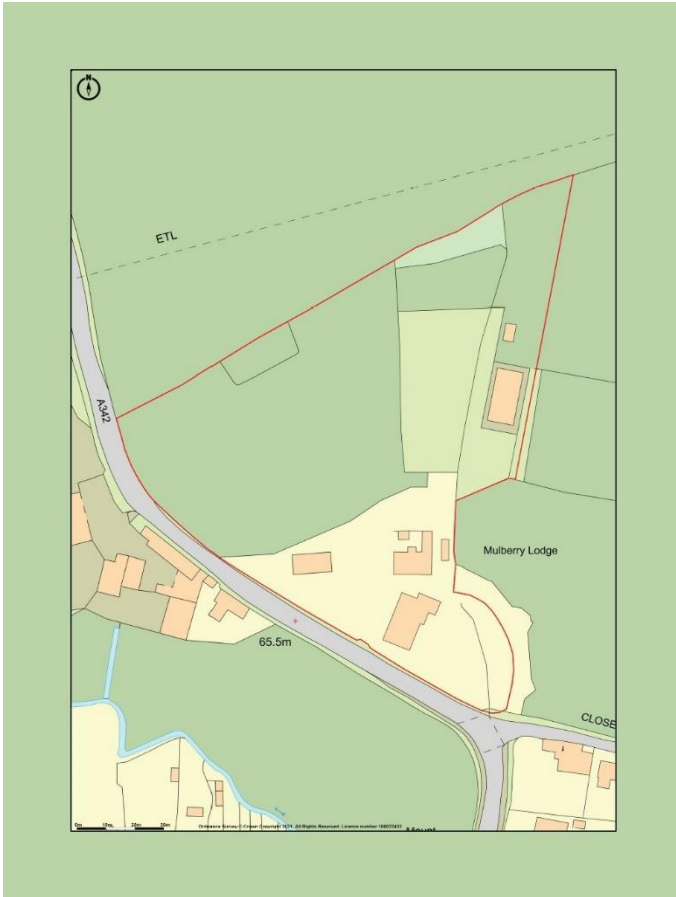
Lapsed Planning Permission: Ref: PL/2021/04056 Alteration and conversion of existing coach house and stables to residential use (renewal of 17/06898/FUL) In all about 8.3 acres. This could be resubmitted by new buyers.



Mulberry Lodge, SN10

Approximate Area = 4753 sq ft / 441.5 sq m
 Limited Use Area(s) = 182 sq ft / 16.9 sq m
 Garage = 390 sq ft / 36.2 sq m
 Outbuildings = 2863 sq ft / 266 sq m
 Total = 8188 sq ft / 760.7 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). © ncheom 2024. Produced for Strakers. REF: 1150954

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