



📍 The Bell Trowbridge Road, Seend, Wiltshire, SN12 6PG

🏠 Guide Price £475,000

An incredible conversion of a former public house that is now a stunning family home, finished to a high standard.

- Superb Grade II Listed Pub Conversion
- Beautifully Renovated Interior
- Stylish New Kitchen
- Four Double Bedrooms
- Two New En Suites + Family Bathroom
- 2 Characterful Reception Rooms
- Parking For 3 Cars
- Far Reaching Views
- Rear Garden + Small Brick Store
- No Onward Chain

🏡 Freehold

📊 EPC Rating



A marvellous renovated family home with an incredibly spacious layout approaching 2250sqft. With fabulous far reaching views across the valley and a very stylish interior, this exceptional Grade II Listed former public house is a must view!

Offered with no onward chain, this charming individual property is packed with internal and external character features whilst complemented by all the modern comforts you would expect to find in a modern family home. Internally, an entrance lobby opens through to a 23ft open plan kitchen/dining room with a range of quality fitted units with granite worktops and upstands, herringbone flooring, integrated dish washer and a Range electric cooker. A magnificent Inglenook fireplace with log burning stove takes centre stage in the dining area. Set off the dining area is a dual aspect snug/family room and a door with steps down to a large storage cellar/utility area (that houses the oil fired boiler installed in 2022 and has plumbing for a washing machine). Accessed via a half landing is a light sitting room with an exposed ceiling beam and further log burner. Three double bedrooms, all with their own individual character and charm are located on the first floor, alongside the smart refitted family bathroom. The second bedroom features an en suite shower room. On the top floor is a generous main bedroom with a walk-through dressing area and a lovely en suite. The landing and main bedroom windows take in the incredible far reaching vista across to the Westbury Downs.

Outside, there is a gated shared driveway with Bell Cottage and The Brewhouse, with The Bell benefitting from 3 allocated parking spaces. An Indian sandstone patio and paved walkway leads down to an enclosed rear garden with a gravelled seating area, newly planted red robin bushes and a further area of garden that has been left for a buyer to landscape to their own requirements. A useful brick store completes the property.

Situation

The property is situated within the pretty village of Seend with fabulous far reaching views across to the Westbury Downs in the far distance. The local amenities in Seend and Seend Cleeve (the adjacent hamlet) include a shop/post office, a church, a village hall, an excellent primary school across the road and two public houses. A more comprehensive range of facilities can be found in the nearby historic town of Devizes, providing a thriving weekly market, leisure centre, schools for all ages, town centre shopping, museum, theatre and cinema (being renovated). Other major centres of Bath, Bristol, Swindon and Trowbridge are all in commuting distance, whilst Chippenham has a main line rail station providing a direct line to London (Paddington).

Property Information

Services: Mains electric and mains drainage. Oil fired boiler in the cellar (Installed in 2022) + 2 log burners.
10 year ABC+ Architects Warranty'
Grade II Listed and in a Conservation Area.
Council Tax: Still to be determined.



Trowbridge Road, Seend, Devizes, SN12

Approximate Area = 2249 sq ft / 208.9 sq m

Limited Use Area(s) = 275 sq ft / 25.5 sq m

Total = 2524 sq ft / 234.4 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). © nrichcom 2024. Produced for Strakers. REF: 1178595

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