



📍 Coulston Farm Cottage 28 Coulston, Wiltshire, BA13 4NY

🏠 £565,000

A charming and characterful, Grade II listed, 3-bedroom semi-detached home, with scope for improvement, in a sought after village. Offered with no onward chain.

- 3-bedroom semi-detached home
- Circa 1820
- Sought after village location
- No onward chain
- En-suite to principal bedroom
- 3-reception rooms
- Mature private south easterly rear garden
- Character features throughout

🏠 Flying Freehold

🏠 EPC Rating



Dating back to circa 1820, this unique and characterful 3-bedroom semi-detached home, situated in the sought after village of Coulston, offers a purchaser a fantastic opportunity to mark their own stamp on this charming home.

Entering through the front door, an entrance porch invites you in. Upon entering and heading off to your left, there is a convenient utility room with external access, leading through to a downstairs W/C. The first of 3 flexible reception rooms, located next to the kitchen, is currently used as a dining room has a dual aspect with French patio style doors leading to the rear garden. The next flexible reception room is accessed via a few steps up from the dining room, offering great character features including exposed timbers and brick whilst boasting a wood-burning stove. Towards the rear of the home, a 3rd & final reception room, with French patio doors, this would make for a lovely garden room/snug. The spacious, modern kitchen is a real delight, it boasts a range of integral appliances including electric hob, double electric oven & grill, fridge/freezer, whilst a Rayburn with brick surround enhances the character in this room.

On the first floor, a large landing leads you to the 3-bedrooms. The dual aspect principal bedroom has built in wardrobes and ensuite shower room. A further 2 double bedrooms and family bathroom complete the first floor accommodation.

Externally, there is a garage and off-street parking available to the front, with an idyllic, peaceful, south easterly, garden to the rear, mostly laid to lawn with a patio area.

#### **Situation**

The property is well situated in this popular village. The adjoining villages of Erlestoke and Edington provide excellent public houses- The George & Dragon and the Three Dagers, a micro brewery, farm shop and a golf club, whilst the local bus route provides access to the primary and secondary schools in Great Cheverell and Market Lavington. The renowned Dauntsey's School can be found in West Lavington, and the historic market town of Devizes is approximately 5 miles to the north providing town centre shopping, a leisure centre, cinema, museum and theatre. The centres of Chippenham, Trowbridge, Salisbury, Bath, Swindon and Marlborough are all within a 20 miles radius. There is also a mainline railway station at Westbury.

#### **Property Information**

Oil fired central heating, with electric storage heaters in 2 bedrooms. All other mains services are connected.

Superfast full fibre is wired to the property but not currently connected.

Agents note: There is a flying freehold for bedroom 3 over the neighbouring property's car port. There is a contribution towards maintenance of the private access road, it is split 7 ways between the adjoining properties.



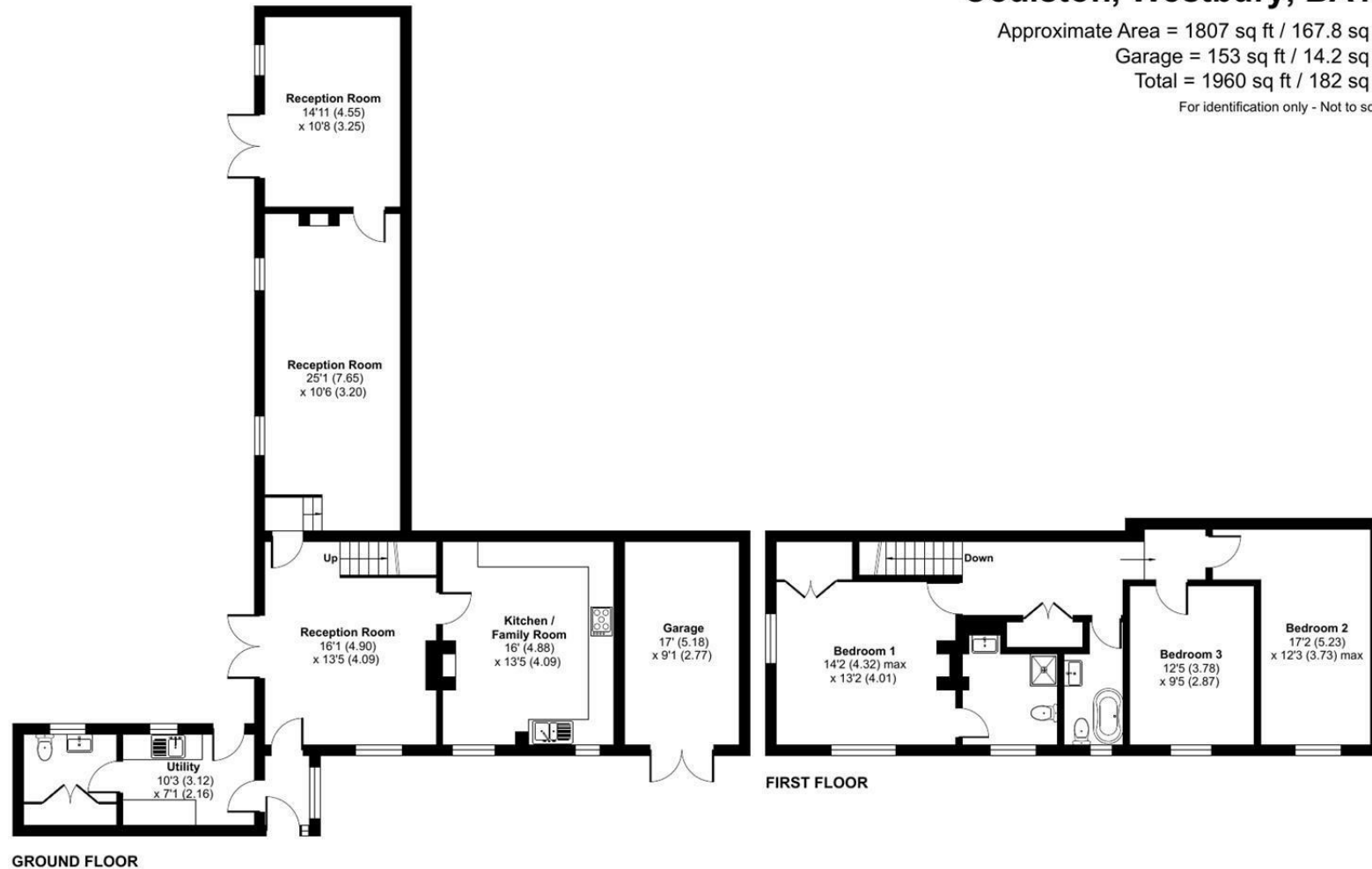
# Coulston, Westbury, BA13

Approximate Area = 1807 sq ft / 167.8 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1960 sq ft / 182 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). © nichecom 2024. Produced for Strakers. REF: 1191235

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.