



📍 Well Cottage, 92 Seend Cleeve, Seend, Melksham, Wiltshire, SN12 6PX

🏠 Guide Price £380,000

An attractive 3-bedroom semi-detached period home, offering scope for improvement, set in the peaceful hamlet of Seend Cleeve.

- Attractive 3-Bedroom Home
- Semi-Detached
- Ample Parking To The Front
- Scope for improvement/modernisation
- Idyllic Village Location
- Canal Side Walks On Your Doorstep
- Potential For Extension (STP)
- Wonderful Tiered Garden
- Dramatic Countryside Views

🏡 Freehold

📊 EPC Rating



A handsome 3-bedroom semi-detached period home, giving the opportunity for any prospective purchaser to mark their stamp via the improvements/modernisation needed, in the picturesque hamlet of Seend Cleeve. This charming period cottage spans three inviting floors, retaining a cottage feel with some lovely features but with more space than one might expect. With canal side walks and 2 popular public houses within very short walking distance, this really is an exciting prospect for those looking for rural but connected living.

The ground floor welcomes you with an entrance porch, leading to a well designed living room, equipped with cosy wood-burner with an adjoining dining area, creating a seamless flow for entertaining. The well-equipped kitchen, conservatory (in need of replacing) and a convenient utility room with a downstairs W/C complete the ground-floor layout.

To the first floor reveals a spacious double bedroom, a cosy single bedroom, and a family bathroom. The top floor features another generously sized double bedroom with ample storage space.

The property boasts stunning panoramic countryside views, enjoyed from the tiered garden that provides a perfect retreat, additionally, a garden room at the top of the garden offers a versatile space and with a bit of attention would be perfect for use as a home office. Ample parking is also available at the front with space for 3 vehicles off road.

Situation

The house is located on the edge of Seend in the hamlet of Seend Cleeve, and enjoys wonderful countryside views to the rear. Seend Cleeve has two thriving public houses and delightful walks along the canal tow path which is just a short stroll down the hill from 'Well Cottage' The highly sought after Wiltshire village of Seend has a thriving community and is well known for its many fine period buildings which align the High Street. It provides a wide range of amenities including a local store/post office, a Church, primary school, playing field, village hall and community centre. Seend is five miles west of the historic market town of Devizes and the major centres of Bath, Chippenham and Salisbury are all within a 25 mile radius.

Property information

LPG fired central heating.
Mains water, electricity and drainage.



Seend Cleeve, Seend, Melksham, SN12

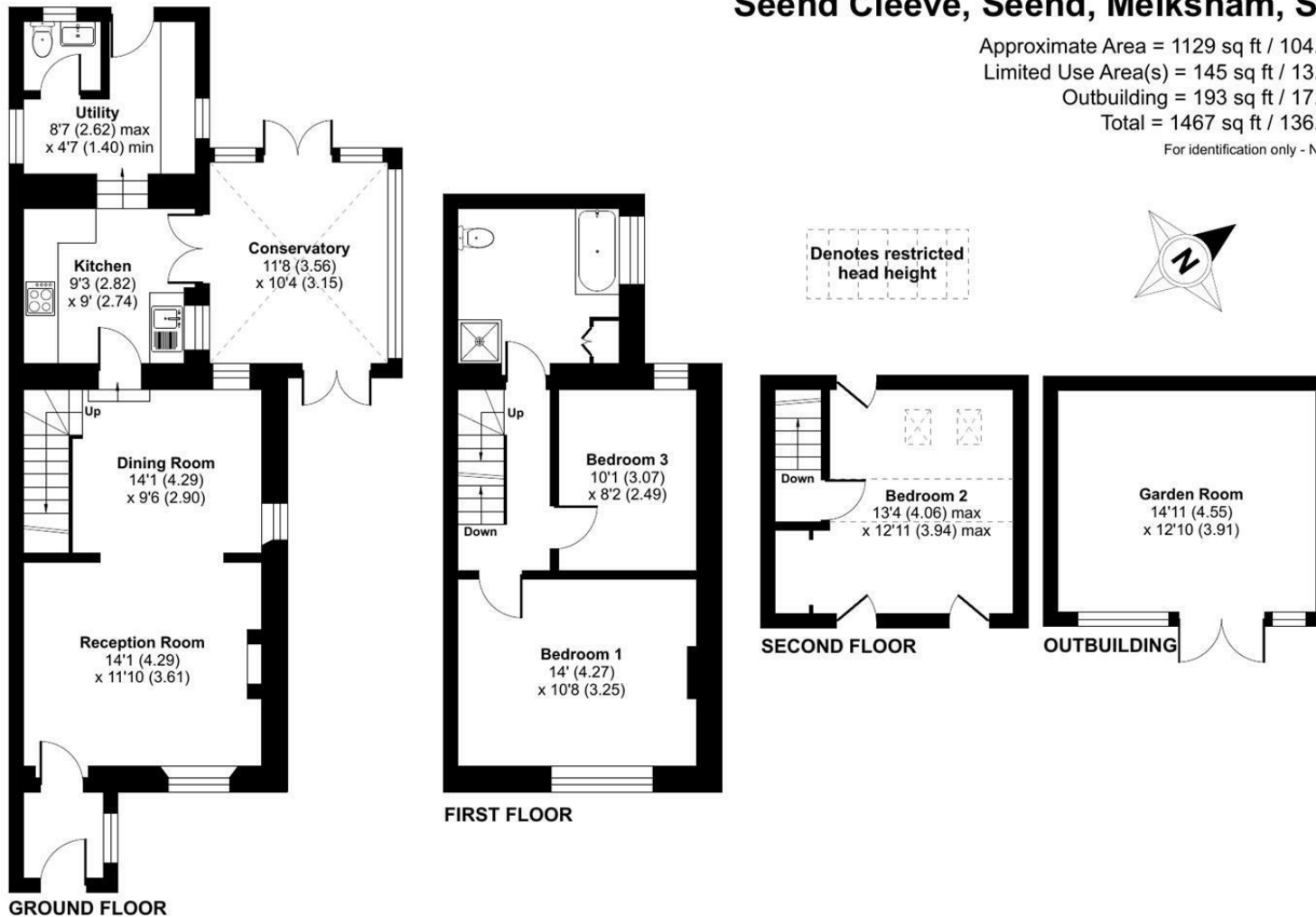
Approximate Area = 1129 sq ft / 104.8 sq m

Limited Use Area(s) = 145 sq ft / 13.4 sq m

Outbuilding = 193 sq ft / 17.9 sq m

Total = 1467 sq ft / 136.1 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). © nitchecom 2024. Produced for Strakers. REF: 1079407

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