





📍 Manor Cottage, 35a Estcourt Street, Devizes, Wiltshire, SN10 1LQ

🏠 Guide Price £475,000

An utterly charming detached 3 bedroom period home, well placed for the town and its numerous amenities.

- Grade II Listed Cottage
- Immaculate Interior
- Stone's Throw From The Town & Amenities
- Three Bedrms
- Two Receptions
- Kitchen With Granite Wortops
- Refitted Shower Room
- Gardens To Front & Rear
- Outdoor Studio/Office
- Utility & Cloakroom

🏡 Freehold

🏠 EPC Rating D





A superbly presented double fronted detached cottage that overlooks Devizes Crammer, with 3 bedrooms complemented by 2 reception rooms and a quality bespoke kitchen.

'Manor Cottage' is a beautifully tucked away character home that is most convenient for the town's numerous amenities. The charming interior is bigger than it first appears (1154sqft). The welcoming hallway with tessellated tiled flooring opens off to two reception rooms. The sitting room is to the right hand side and has painted wooden floorboards and ceiling beams, a contemporary gas log effect burner plus a stable door and step up to the kitchen. On the left of the hallway is a dining room, again with painted beams and wooden flooring, but this time featuring a 'Villager' log burning stove. A stunning bespoke kitchen runs along the rear of the cottage with slate floor tiles and granite worktops. There is a handmade fitted dresser to one end, a walk-in larder cupboard with further under stairs storage and a 6 ring Rangemaster dual fuel oven. From the kitchen a door leads through to a separate utility room (with spaces for appliances) and a gas fired boiler (circa 5 years old) and another door into a cloakroom. On the first floor there are two gorgeous vaulted double bedrooms with painted beams, with the principal bedroom enjoying a roll top bath. A single bedroom and a refitted shower room with walk-in double width shower completes the layout.

Outside, the current owners have had a flexible outdoor studio/home office built (with light, power and an electric heater), in the very private block paved rear courtyard which also features an espalier apple fruit tree. The established front garden is a delight, and has a block paved pathway winding down from the pedestrian entrance gate. The south east facing front garden is mainly laid to lawn with mature shrubs, an Acer, a timber garden shed and climbing roses.

#### **Situation**

Pleasantly situated close to The Crammer and The Green, and just a short walk from the town centre. This bustling market town provides a wealth of facilities including a variety of shops, supermarkets, beautiful craft and speciality shops, restaurants, hotels, many leisure facilities and a thriving weekly market. Marlborough, Salisbury Plain and the Vale of Pewsey are all within a short distance providing magnificent countryside with numerous walkways. The major centres of Swindon, Chippenham, Trowbridge and the cities of Bath and Salisbury are all within a 30 mile radius.

#### **Property Information**

Services: The property benefits from all mains services including gas fired central heating. Secondary double glazing to most of the windows.

Council Tax Band: E

Grade II Listed & Set In A Conservation Area.



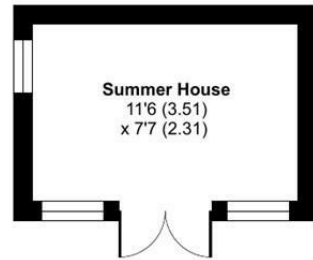
## Estcourt Street, Devizes, SN10

Approximate Area = 1154 sq ft / 107.2 sq m

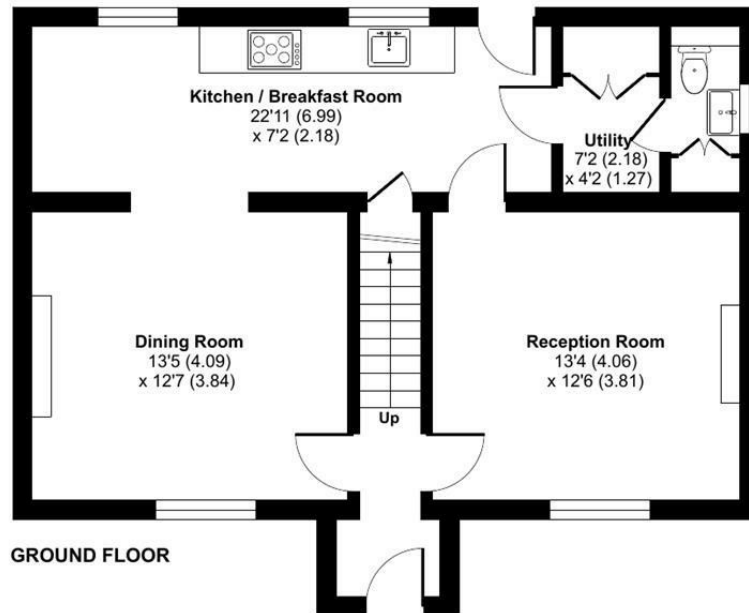
Outbuilding = 88 sq ft / 8.1 sq m

Total = 1242 sq ft / 115.3 sq m

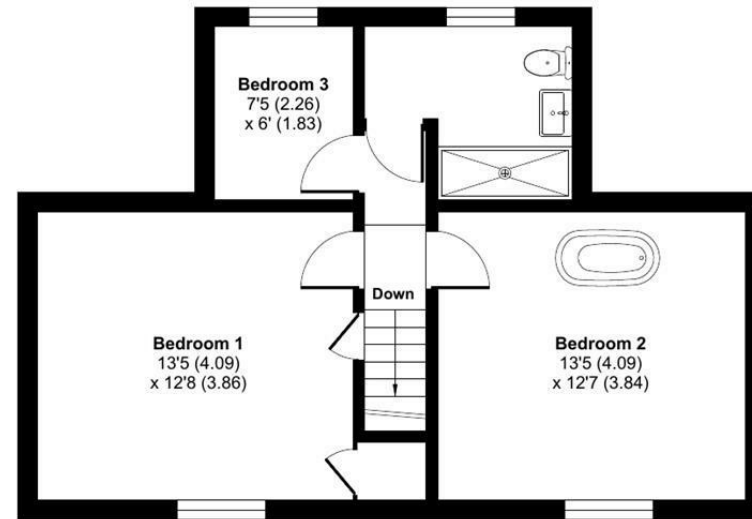
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1206408

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