

Horton Wiltshire





PERIOD HOME WITH STUNNING
CONTEMPORARY INTERIOR

BELMONT HOUSE LITTLE HORTON DEVIZES WILTSHIRE SN10 3LJ

Superbly Extended Victorian Home
High Specification Finish
Impressive Kitchen/Dining/Family Room
Five/Six Bedrooms & Five/Four Reception Rooms
Additional One Bedroom Detached Annexe
Excellent Outbuildings Including Garaging
Delightful Rural Setting Near The K & A Canal
Far Reaching Countryside Views
About 0.45 Acre

GUIDE PRICE £995,000

DESCRIPTION

Belmont House is an exceptional period home with over 2700sqft of beautifully presented accommodation in the main extended home, plus an additional 1 bedroom self-contained annexe. Set in the delightful rural hamlet of Little Horton, the house has enviable open countryside views to the front, side and rear. Internally, the property is well balanced with good reception space complemented by a stunning kitchen and 5/6 double bedrooms. A light entrance hall with attractive floor tiling opens off to a charming snug with feature log burner and views across the fields. There is a 20ft dual aspect sitting room with oak flooring and another inviting log burning stove, a refitted downstairs cloakroom and utility room. The stunning open plan kitchen/dining/family room is a noteworthy feature of this wonderful home and is undoubtedly the heart of the house. A vaulted dining area with twin Velux skylights and French doors allows natural light to flood the room, with large reflective porcelain tiles continuing through to the kitchen area. The bespoke kitchen has a central island/breakfast bar, solid granite worktops and a 'Rangemaster' oven. On the first floor, the principal bedroom is dual aspect with a bank of customised fitted wardrobes and a very generous refitted en suite bathroom with separate shower. There are three further double bedrooms on this floor with a contemporary refitted family bathroom and guest en suite shower room. The top floor is perfect for any teenagers as it has a large bedroom with ample storage plus a reception area and a flexible study/sixth bedroom if so preferred. This unique property is ideal for anyone looking for multi-generational living as it benefits from a self-contained stylish 1 bedroom detached 482sqft annexe, that alternatively has potential to bring in an income by being utilised as a holiday let / Air bnb. Outside the whole property sits in a plot approaching ½ an acre, with its own gravelled driveway to the rear leading up to a rebuilt double carport and workshop and garden shed. This wonderful family garden has level lawns for the children to play in plus a small orchard, a large productive fruit cage, a greenhouse and raised vegetable beds. An air source heat pump, solar panels and storage battery all help with this energy efficiency of this incredible home.

SITUATION

The property is located in the small rural hamlet of Little Horton on the Northeast edge of Devizes and bordering the Pewsey Vale and is a designated area of outstanding natural beauty (AONB). There are very pleasant walks all around the property along the canal or into the neighbouring village of Coate. The historic market town of Devizes is close by and has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The historic Kennet & Avon Canal runs through the town providing fishing and walking facilities. 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 Mary's Calne are easily accessible. Communications in the area are excellent with train services to London from Pewsey and 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: C (main house) & E (annexe). Council Tax Band: G

Located in an AONB (Area of Outstanding Natural Beauty).

Services: Mains water, drainage and electricity. There is underfloor heating all downstairs with first & second floor radiators. And underfloor heating throughout the annexe. Air source heat pump installed in 2021. Solar panels (owned) 2015 + battery storage system (2022), providing supplementary electricity. Broadband Speed@ Up to 100Mbps.

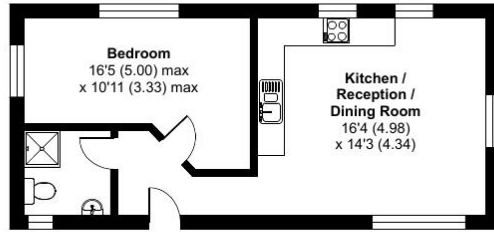




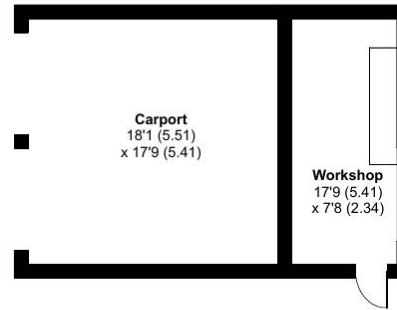


Belmont House, Little Horton, Devizes, SN10

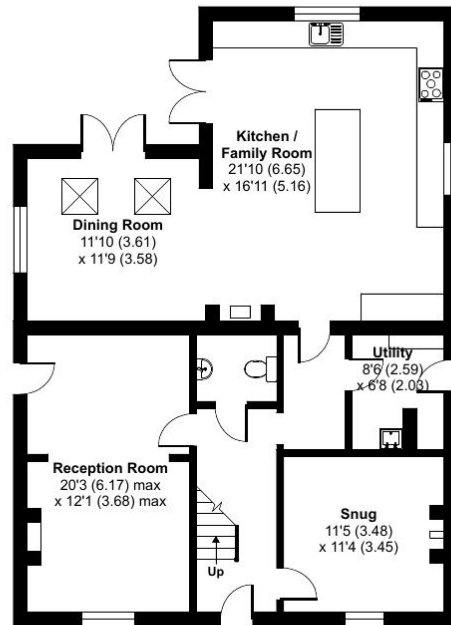
Approximate Area = 2722 sq ft / 252.9 sq m
 Limited Use Area(s) = 222 sq ft / 20.6 sq m
 Annexe = 482 sq ft / 44.8 sq m
 Workshop / Carport = 136 sq ft / 12.6 sq m
 Total = 3562 sq ft / 330.9 sq m
 For identification only - Not to scale



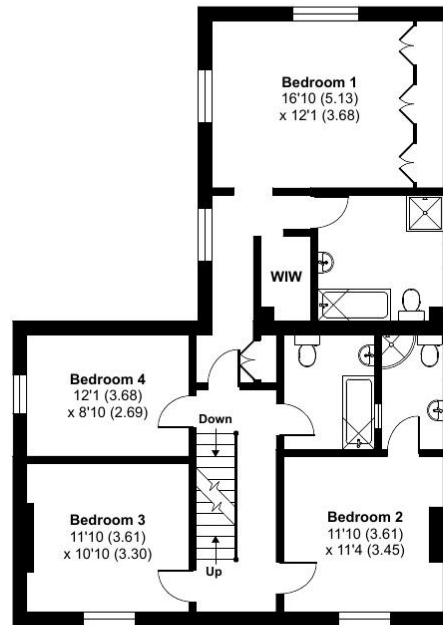
ANNEXE



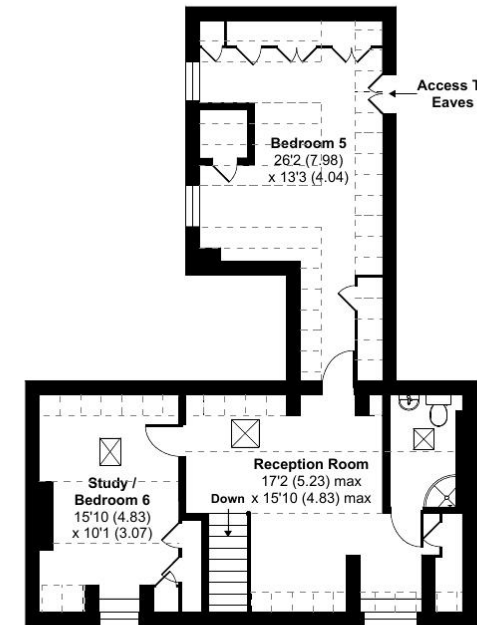
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Strakers. REF: 1191006

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