





📍 Pear Tree Cottage, 15 Dark Lane North, Steeple Ashton, Trowbridge, Wiltshire, BA14 6EY

🏠 Guide Price £875,000

A simply marvellous family home that effortlessly blends character and charm with an incredible 2 storey 'Grand Design' style extension.

- Detached Period Family Home
- Outstanding Contemporary Extension
- Highly Sought After Wiltshire Village
- Wonderful Rural Views
- 4 Bedrooms In Total
- Including An Impressive Vaulted Main Bedroom & En Suite
- Exceptional 29ft Dual Aspect Kitchen/Diner
- 21ft Garden Room/Conservatory With log Burner
- Good Sized Gardens
- Driveway & Additional Parking (4 Cars)

🏠 Freehold

🏠 EPC Rating D





An incredibly well designed period home, with a magnificent kitchen and principal bedroom suite extended from the charming original character cottage. Offered with no onward chain, this unique detached home sits in delightful gardens of just over a 1/4 an acre.

'Pear Tree Cottage' is one of those great houses that can suit families looking for either a character or a contemporary home as it perfectly fuses the two styles together. Set down a tranquil lane off the centre of this thriving Wiltshire village, and with views across open fields to the rear, this house is a must view. Internally, an entrance lobby with limestone flooring has oak latched doors off to a refitted cloakroom and a characterful sitting room with ceiling beams and a continuation of the limestone flooring. There is a log burner (not currently in use as needs a new mantle), a built-in fish tank and an opening through to a 21ft conservatory/garden room with a modern style log burner and sliding doors to the garden. The impressive 29ft dual aspect kitchen has polished micro cement flooring and a long island/breakfast bar made of 'Deckton.' There are 3 'Neff' ovens (steam, convector and microwave ovens), a warming drawer, boiling water tap, full length fridge and freezers and induction hob. In addition there is a pull out larder, bi-folding doors with blinds and 2 sets of sliding doors. The kitchen is open to a study area, and a utility room completes the ground floor. There are 4 first floor bedrooms and a stylish bathroom. Of particular note is the vaulted main bedroom with one way privacy glass, floor to ceiling glazing with electric built-in blinds and a standalone bath with additional 'rain' shower and separate wc.

Outside, a 5 bar gate opens on to a driveway for 4 cars plus there are 2 extra spaces outside the fenced boundary. There is an EV charger, a well with a pump and light, a variety of fruit trees, two workshops and a store with great potential for conversion.

#### **Situation**

The property is located just off the centre of this picturesque village of Steeple Ashton, which on numerous occasions has been voted the 'Best kept village in Wiltshire.' The village consists predominately of attractive period houses set around a village green, and has a thriving community. There is a wonderful public house and post office, a Keep and a playing field. The major centres of Devizes, Trowbridge, Melksham and Chippenham are within easy reach and the cities of Bath and Salisbury are both 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 Paddington from Chippenham, Pewsey and Westbury; 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**

Council Tax: Band F

Services: Oil fired central heating, mains water, electricity and drainage are all connected. In a Conservation Area, with some TPOs.

Two-storey heat treated cedar clad extension with S.I.Ps, added in 2022/23. Permission to erect a timber gazebo. Gazebo is still at the premises, although not erected, but the planning consent is in perpetuity. PP also for solar panels to be put on roof of extension – consent in perpetuity. App. No. PL/2022/00298.

Underfloor heating (wet system) to kitchen and study area in new extension.



# Dark Lane North, Steeple Ashton, Trowbridge, BA14

Approximate Area = 2210 sq ft / 205.3 sq m

Outbuildings = 461 sq ft / 42.8 sq m

Total = 2671 sq ft / 248.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nichecomm 2025. Produced for Strakers. REF: 1280311

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