





📍 2 Queen Anne Cottages Manor Farm Lane, Patney, Wiltshire, SN10 3RA

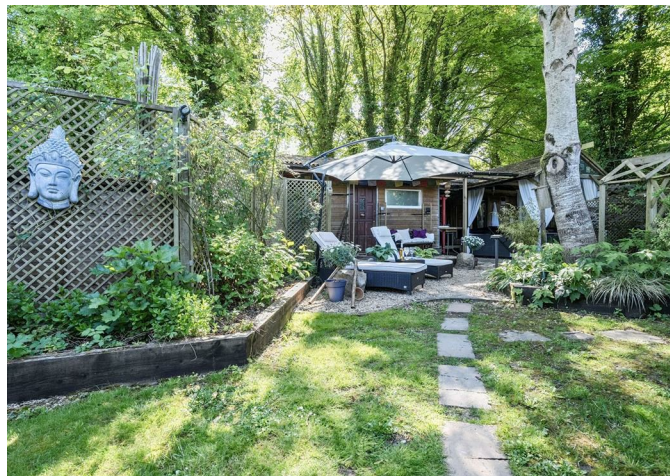
🏠 Guide Price £575,000

An absolutely delightful Grade II Listed semi detached home, with stunning gardens and ample parking, set in the highly regarded Pewsey Vale.

- Charming Country Cottage
- 2 Double Bedrooms + 2 Useful Attic Rooms
- 2 Reception Rooms
- 17ft Vaulted Kitchen/Breakfast Room
- Modern Bathroom
- Utility & Bootroom
- Wonderfully Private Established Gardens
- Parking Area For 5-6 Cars
- Workshop, Store & Outdoor Entertaining Area
- Beautiful Hamlet In The Sought After Pewsey Vale

🏡 Freehold

🏠 EPC Rating F





An utterly charming home set in private established gardens and enjoying an array of character features. Believed to date back in part to the 1600s and extended in the 1800s, this deceptively spacious cottage has beautifully presented accommodation arranged over three floors.

Internally, you enter into a delightful sitting room with a window seat and bespoke dresser set alongside an exposed brick chimney breast and inset log burner. This room opens through to a dual aspect dining room with wooden flooring, a ceiling beam and an additional exposed brick chimney. The 17'11" light and airy vaulted kitchen/breakfast room has a large Velux skylight, oak worktops and an oil fired 'Stanley' range cooker which also provides central heating. Set off the kitchen is a handy boot room with a stable door and an adjacent utility room. On the first floor, there is a contemporary family bathroom alongside two charming double bedrooms. A further staircase goes up to two attic rooms with twin Velux skylights and exposed beams.

Externally, generous parking adjoins the house to the rear and there is plenty of scope to erect garaging if so required (subject to planning). A small lawned seating area lies to the front of the cottage whilst to the side, a gate opens through to a low maintenance sunny courtyard with a covered seating area and space for an outdoor kitchen. Beyond this is a leafy, incredibly private and well maintained garden with an abundance of greenery, shrubs and mature trees. There is a raised vegetable bed, an additional decked sun terrace and steps up to a workshop and store with light and power. Next to these the owners have added a delightful covered seating area with space for a sauna (available by separate negotiations). An early viewing is strongly encouraged to fully appreciate the numerous charms this unique home has to offer.

#### **Situation**

The property is set in the tranquil village of Patney which is set in the very heart of the picturesque Pewsey Vale which is also an Area Of Outstanding Natural Beauty (AONB). The village enjoys a thriving community alongside its close neighbour Chirton, and has a great primary school and a church. There are excellent countryside walks right on the doorstep through the Pewsey Vale and Marlborough Downs, and two good local public houses called 'The Millstream' and 'The Kings Arms' located in the neighbouring villages of Marden and All Cannings respectively. There is also a mainline railway station at Pewsey with trains to London. The historic Market town of Devizes is approximately 6 miles away and Marlborough is about 11 miles distance. Both have a wide range of amenities and schools for all ages, with Dauntsey's School and Marlborough College both within easy reach.

#### **Property Information**

Services: Mains water, drainage and electricity. Oil fired heating provided by a Stanley (which is serviced every year).

Council Tax: Band D / Broadband Speed: 70Mbps.

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

Grade II Listed.

Agents Note: There is a small flying freehold- a section of this property's roof goes over the adjoining home's dining room.



# Manor Farm Lane, Patney, Devizes, SN10

Approximate Area = 1501 sq ft / 139.4 sq m

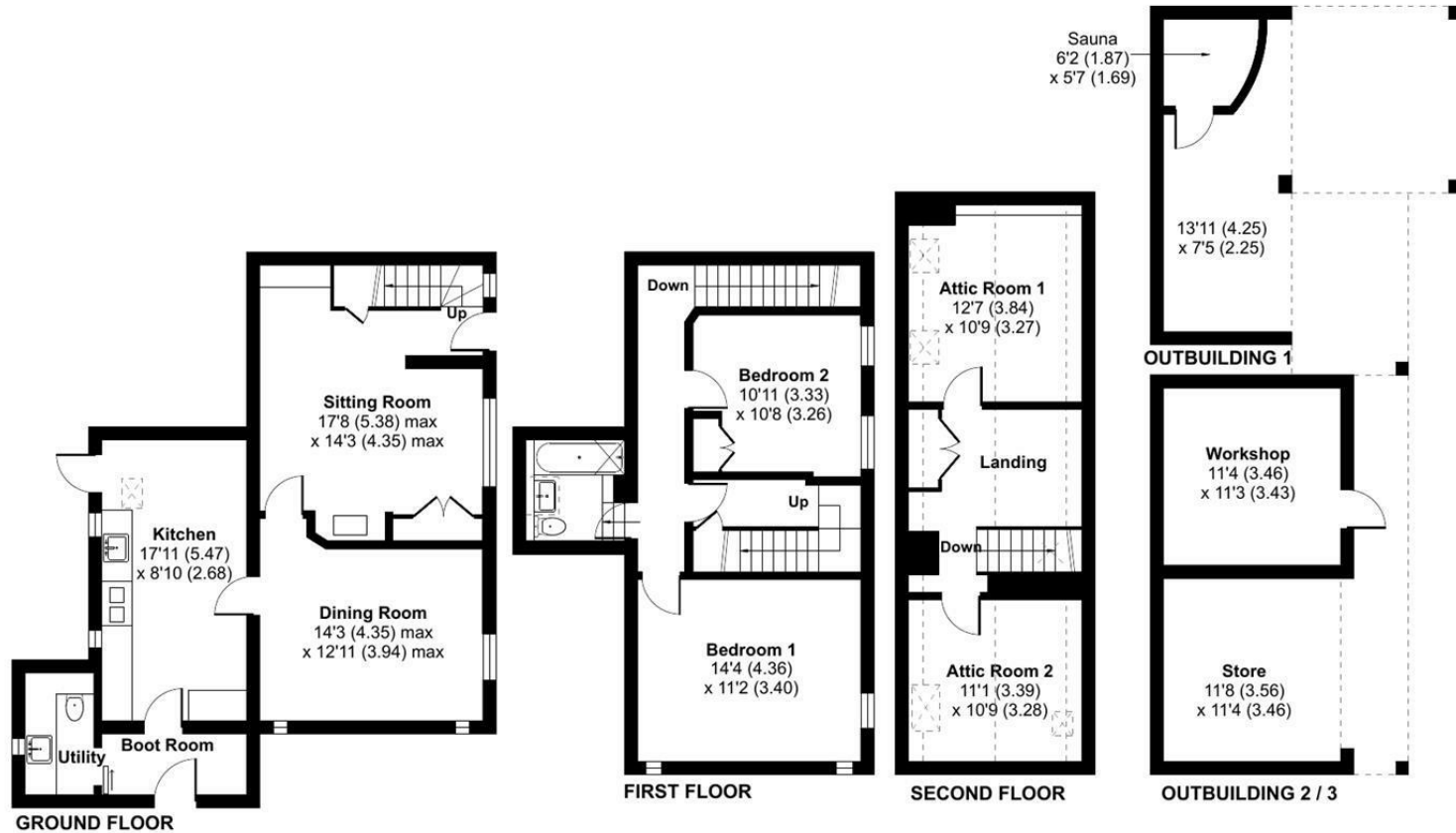
Limited Use Area(s) = 73 sq ft / 6.7 sq m

Outbuilding = 409 sq ft / 37.9 sq m

Total = 1983 sq ft / 184 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1289389

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