



📍 Yew Tree Cottage The Bottom, Urchfont, Wiltshire, SN10 4SF

🏠 Guide Price £299,950

A unique period home, sophisticatedly renovated to a high specification throughout and with 2 parking spaces. An ideal second home/AirBnb opportunity as well the perfect downsizer's home.

- Charming Detached Cottage
- Fully Renovated & Modernised Throughout
- Highly Sought After Village Setting
- Large Double Bedroom
- Stylish Refitted 1st Floor Shower Room
- Superb Open Plan Kitchen & Living Area
- Additional Downstairs Cloakroom / Utility
- Rave Reviews on AirBnb (All Furniture Available By Negotiation)
- 2 Parking Spaces Opposite The Cottage
- No Onward Chain

🏡 Freehold

🏠 EPC Rating D



An exciting opportunity to purchase an enchanting detached cottage in the quintessential English village of Urchfont. Currently run as a successful 'AirBnb' (with rave reviews online), Yew Tree Cottage is available to either buy as a turn key operation (with most furniture and contents available by negotiation) or as a desirable home ready to move in with no onward chain.

This handsome cottage has been extensively renovated by the current owner since they bought it from our auction back in 2018, with a beautiful contemporary interior set within a character façade. Inside the owner has thoughtfully adapted the layout to make the most of every space with an entrance hall opening into the light open plan kitchen / living / dining area. The well laid out kitchen with tiled flooring, comes with a range of sleek handleless units complemented quartz worktops, a built in fridge, oven and hob. The 19ft sitting / dining room has a continuation of the ceramic tiled flooring, two windows and an inviting log burning stove set in an exposed brick hearth. There is a handy under stairs storage cupboard and a good sized utility / cloakroom that is also finished off to a high specification. On the first floor is a delightful double bedroom with exposed wooden floorboards, fitted wardrobes and access up to a part boarded loft with light and ladder. The luxurious en suite shower room has attractive floor tiles and a walk-in double width shower with 'rainfall' shower, quality sanitary ware, a heated towel rail, radiator and a further storage cupboard.

Outside, importantly there are two parking spaces directly opposite the cottage. Wooden 5 bar gates open on to a sun terrace and pathway around a large shed to the rear of the cottage. Steps lead up to a pretty cottage garden laid to lawn with well stocked planted borders.

Situation

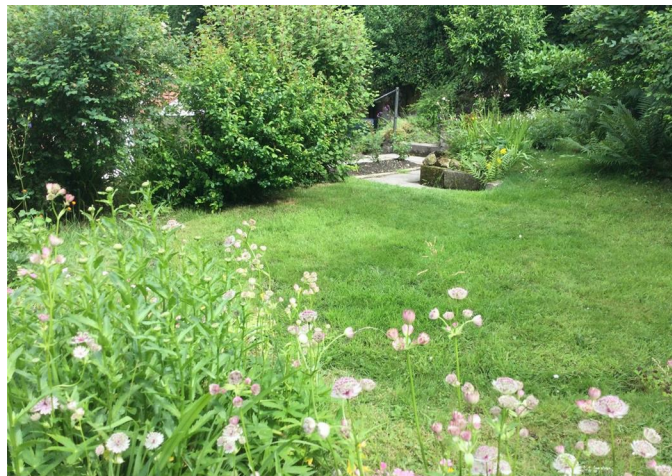
Urchfont has a good range of facilities for a village of its size including a Community Shop, a vibrant Village Hall, a Public House, thriving Primary School and Church together with doctors' (part time) surgery. Bus services connect the village to adjoining communities and Urchfont has a community bus which travels into Devizes daily and makes trips further afield to towns up to 80 miles away. It can also be hired for use by members of the community. There are two village Greens and a duck pond. On the first weekend in May there is a 3 day scarecrow festival which attracts many thousands of visitors and raises about £20,000 p.a for mainly local causes.

Property Information

EPC Rating: D

Council Tax Band: C

Services: Oil fired heating, mains water, drainage and electricity.



The Bottom, Urchfont, Devizes, SN10

Approximate Area = 535 sq ft / 49.7 sq m

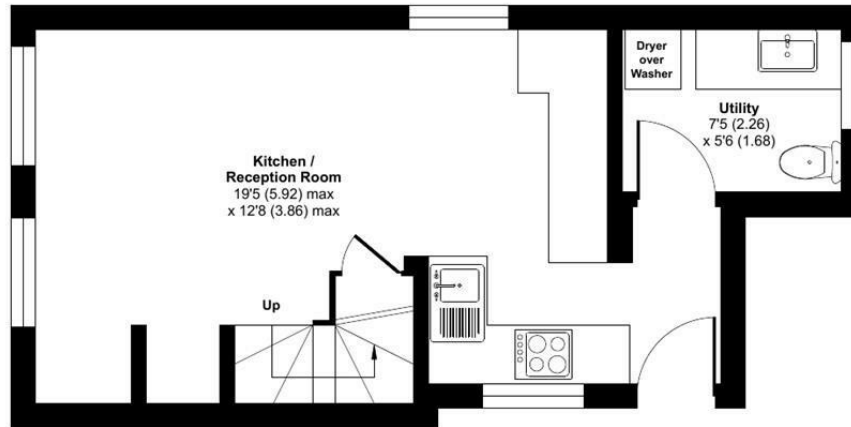
Limited Use Area(s) = 8 sq ft / 1 sq m

Total = 543 sq ft / 50.7 sq m

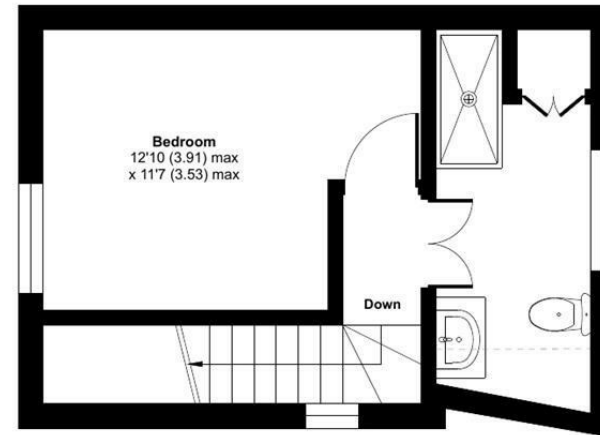
For identification only - Not to scale



Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023.
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