



📍 The Old Post Office Coate, Devizes, Wiltshire, SN10 3LE

🏠 Guide Price £775,000

An utterly charming 4 bedroom period family home, with generous gardens and a double garage, set in a delightful rural setting with open views to the front.

- Attractive & Spacious Detached Character Cottage
- Wonderful Countryside Views
- 4 Bedrooms
- 3 Reception Rooms
- Additional Outside Office/Treatment Room
- Double Garage & Gated Driveway Parking
- Fabulous Mature Gardens- In all about 0.25 Acre
- Popular Village Located on the edge of Devizes
- No Onward Chain

🏡 Freehold

🏠 EPC Rating D



A beautiful 4 bedroom detached period home, with far reaching views over rolling open countryside and up towards the Devizes Millennium White Horse. Located in the sought after village of Coate near Devizes, this charming cottage has established private gardens of about 1/4 an acre and is being offered with no onward chain.

A 5 bar gate opens onto a gravelled driveway with parking for up to 5 cars. From here, an entrance lobby opens into a 20ft dual aspect sitting room with exposed ceiling beams, a heater/air conditioning unit and an Inglenook fireplace with a log burner. Glass panelled doors open to a conservatory with tiled flooring and a ceiling fan. There is a separate dining room also set off the sitting room, again featuring a log burner, and a useful study with fitted shelving. A country cottage style kitchen is fitted with a good number of oak units with a breakfast bar/island, an LPG fired AGA and French doors to the garden. A utility (with tiled flooring and oil fired boiler), and a downstairs cloakroom complete the ground floor layout. Two separate stairs lead up to a total of 4 bedrooms and a family bathroom, with the three front bedrooms enjoying wonderful rural views, whilst the back bedroom looks over the lovely gardens. The main bedroom has both an en suite bathroom as well as a walk-in dressing area with a range of fitted wardrobes.

Outside there is a detached double garage with light, power and solar pv panels on one side of the roof. A delightful brick outbuilding has been converted into a treatment room/home office with a wash basin and electric heater. To the front is low level picket fence with a lawn and planted borders. There are fig, apple, plum, quince and crab apple trees within the grounds, plus 4 raised vegetable beds, and a productive fruit cage with a variety of soft fruits. An extended patio sun terrace has steps up to a large lawn with a summer house and well tended and nicely stocked borders.

Situation

Coate is a highly sought after village situated in the popular Pewsey Vale with wonderful countryside walks and bicycle rides right on the doorstep. The village enjoys a thriving community spirit as well as a public house and a cricket pitch. Coate falls under the school catchment for the highly rated Bishops Cannings Primary School. The historic market town of Devizes is approximately 3 miles to the west providing a more comprehensive range of shopping, transport and leisure facilities, schools for all ages and a weekly market. The major centres of Swindon, Salisbury, Andover, Chippenham and Marlborough are all within a 30 mile radius.

Property Information

Services: Oil fired central heating plus mains water, drainage & electricity. LPG fired AGA.

Solar PV panels (owned outright on good feed in tariff) brought in £3,097.11 between June 2024 to August 2025). Solar thermal tubes not currently in use.

Council Tax Band: F

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



Approximate Floor Area = 193.8 sq m / 2086 sq ft
 Outbuildings = 52.5 sq m / 565 sq ft (Including Garage)
 Total = 246.3 sq m / 2651 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #92372

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.