

OVER  
**30**  
YEARS OF  
MOVING  
PEOPLE

**ATWELL  
MARTIN**  
ESTATE AGENTS



Horton, Devizes SN10 3NE

Offers in the region of £1,000,000



Offered for Sale with NO ONWARD CHAIN!! Horton Mill is a delightful semi-detached Victorian property situated within an area of outstanding natural beauty, sitting within a plot approximately 2.5 acres. The property is full of character and charm which comprises four bedrooms with en-suite & dressing room to master, kitchen/breakfast room, utility room, conservatory, cloakroom, dining room and living room. Externally the property benefits from generous sized front, rear and side gardens, paddocks and a generous sized barn comprising three stables and workshop. This property must be viewed to be fully appreciated what it has to offer.

### Horton

Horton is a small village in Wiltshire, on the edge the Vale of Pewsey, an area of outstanding beauty. The village has the Kennet and Avon Canal within the parish of Bishops Cannings, which latter village is just to the northwest, beyond the canal. Little Horton is a lesser hamlet to the south. It also benefits from being a short drive from the popular market town of Devizes.

This was once a prosperous hamlet, thriving on the wool trade, and the coming of the canal in 1810 brought a new conduit for trade. Horton today has just two farms and the remaining houses are occupied by commuters, the retired or those working from home.

The property, a former Mill, is located at the end of a long driveway and surrounded by open fields with an extensive network of bridleways and footpaths gives direct access to the beautiful countryside of the Pewsey Vale and Marlborough Downs with minimal use of roads.

### The Accommodation

With approximate measurements is arranged as follows:

#### Entrance Hall

Double doors into entrance hall. doors to kitchen, dining room and cloakroom. Under stairs storage and a further cupboard, two radiators, tiled flooring, exposed beams.

#### Kitchen

Windows to front and side and a door to conservatory. Spacious fitted kitchen with a range of wall and base units with worktops over, working Aga, stainless steel sink/drainer, space and plumbing for dishwasher, fridge/freezer and free standing cooker. There is a water softener, tiled flooring, radiator and exposed beams.

#### Utility Room

Window to rear and door to garden. Belfast sink, space and plumbing for automatic washing machine and tumble dryer, tiled flooring and oil central heating boiler (Currently not being used due to have air source heating system). flooring.

#### Conservatory

Of Upvc construction, tiled floor, doors to garden.

#### Dining Room

Two windows to the front and French doors to the rear leading to the garden, tiled flooring, two radiators, wall lights, exposed beams.









### **Cloakroom**

Window to rear, two piece suite comprising low level WC and wash hand basin, heated towel rail, tiled flooring.

### **First Floor Landing**

Window to the front, radiator, exposed beams. Doors to living room and bedroom One.

### **Bedroom One**

Windows to front and side, radiator, exposed beams, archway leading to dressing area.

### **Dressing Area**

Built in wardrobes, radiator.

### **En-Suite**

Window to side, bath with shower over, low level WC and wash hand basin with storage, heated towel rail, tiled flooring.

### **Living Room**

Windows to front and rear, brick fireplace with working log burner, wall lights, two radiators, exposed beams.

### **Second Floor Landing**

Window to the front, storage cupboard with hot water tank.

### **Bedroom Two**

Windows to front and side, radiator,

### **En-Suite**

Skylight to rear, bath, low level WC, wash hand basin, radiator.

### **Shower Room**

Skylight to rear, shower cubicle, low level WC and wash hand basin.

### **Bedroom Three**

Windows to front and rear, radiator.

### **Bedroom Four**

Window to rear, radiator.

### **Externally**

#### **Garden**

To the rear of the property is a beautiful enclosed garden with mature planting and flower beds. This leads on to a large area which is a dedicated vegetable garden with a number of raised beds. Another area houses a greenhouse and a variety of fruit trees.

#### **Paddock**

#### **Barn & Stables**

The Barn is 40' x 50' and houses three stables, workshop and undercover parking. Additionally the Barn has 10 solar panels on the roof which is fully owned and supplies extra power to the property.

#### **AGENTS NOTE**

Council Tax Band: G

Air Source Heating System & Solar Panels installed at the property (OWNED AND NOT LEASED)







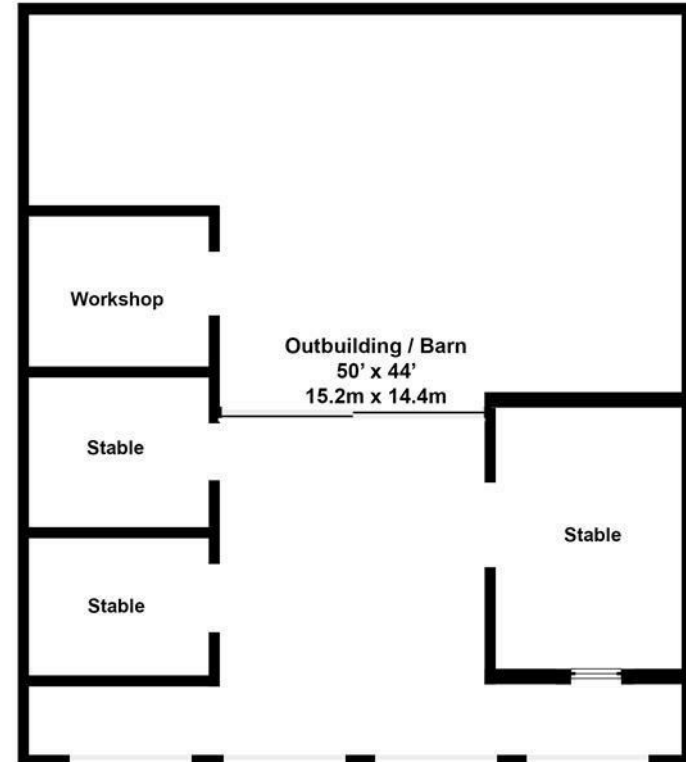
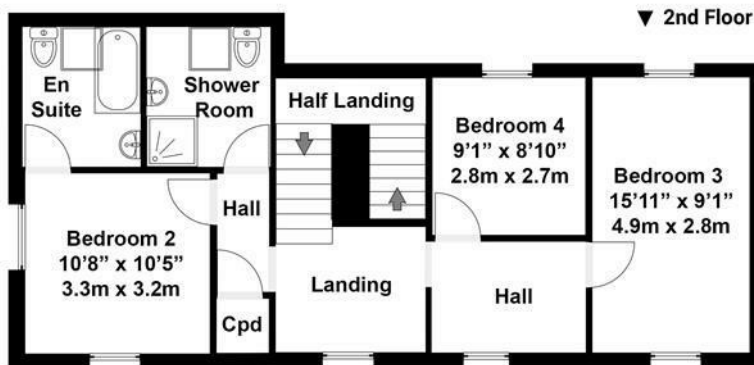
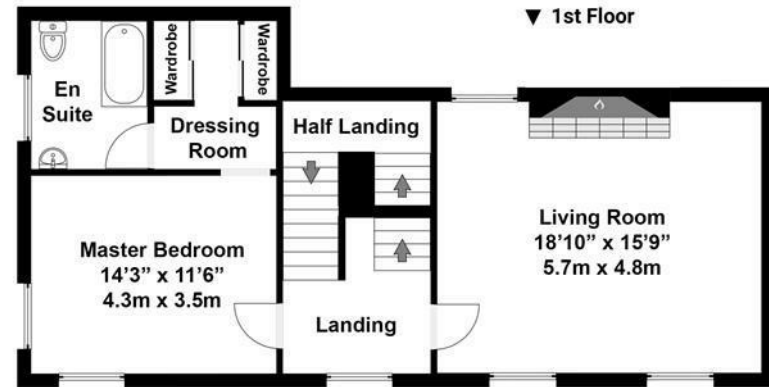
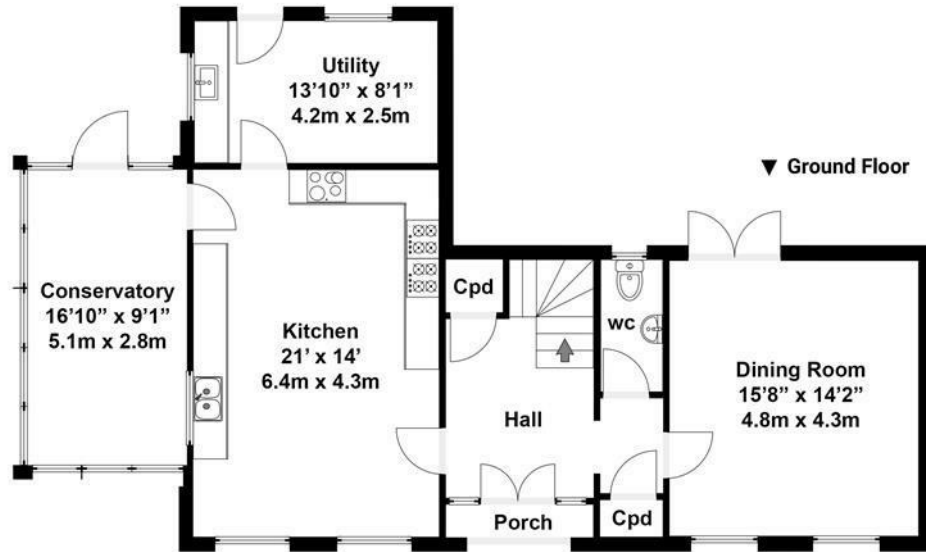






Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

**Gross Area approx: 4534 sq ft / 421 sq m**  
**Main building approx 2343 sq ft / 218 sq m**



N.B. Whilst care has been taken with this floor plan to reflect an accurate likeness of the property it should only be used as an approximation for illustrative purposes only, specifically no guarantee is given and all should not be relied on solely as a basis of valuation. Plan not to scale.





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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.