



📍 Trimnells House Trimnells, Colerne, Chippenham, Wiltshire, SN14 8EP

🏠 £1,750,000

Trimnells House is an attractive and incredibly spacious, six bedroom, three reception room, detached house with one bedroom annex/bungalow which dates back to the 1800's and occupies a large plot of approximately an acre in the sought after village of Colerne. Currently C1 (Guest House) usage.

- Substantial, Detached, Grade II Listed, Period House (Currently C1/Guest House Usage)
- Six Bedrooms, Three Reception Rooms
- Self Contained, One Bedroom Annex/Bungalow
- Two Bathrooms & Four En Suite Shower Rooms
- Large Plot Approximately Two Thirds Of An Acre
- Private, Mature Gardens
- Ample Driveway Parking
- Two Stores/Outbuildings
- Scope To Create A Fabulous Family Home (STPP)
- NO ONWARD CHAIN

🏠 Freehold

🏠 EPC Rating



Formerly a farmhouse, Trimnells House is an attractive and incredibly spacious, Grade II Listed detached house with self contained annex/bungalow, which dates back to the 1800's and occupies a large plot of approximately two thirds of an acre in the sought after village of Colerne. Planning permission was granted in 2009 for C1 (Guest House) usage having been previously used as a care home for a number of years. Planning permission would need to be sought in order to change the use to residential.

The main house offers versatile accommodation over three floors comprising; storm porch, entrance hall, cloakroom, boiler room, drawing room with feature fireplace and working shutters, dining room with feature fireplace and working shutters, study/ground floor bedroom with W.C and shower, kitchen (connecting door to annex), three large double bedrooms with en suite shower rooms, bathroom and separate W.C on the first floor and a self contained apartment on the second floor with sitting room, kitchen, double bedroom with en suite shower room, further bedroom and a bathroom with modern, four piece white suite. There is a network of cellar rooms which currently provide space for storage and offer potential to create further accommodation (subject to the necessary consents being granted).

The annex/bungalow is situated to the side of the main house offers the potential for use as an Airbnb or to accommodate a dependant relative. The accommodation comprises; hall, sitting room, kitchen, utility room, double bedroom and W.C.

The property is surrounded by lovely, mature, predominately lawned gardens which are partly enclosed by walling and a variety of large trees provide a good deal of privacy. There are two useful stores/outbuildings which are attached to the annex and offer scope to develop (STPP)

There is driveway parking for numerous vehicles to the front and side of the property and ample space to build a garage/carport (STPP).

Situation

Colerne is an attractive and popular village surrounded by beautiful scenery in an Area of Outstanding Natural Beauty, just 8 miles from the historic Georgian City of Bath. The village itself offers excellent amenities including a general store, newsagent/post office, hairdresser, two public houses, Colerne C of E Primary School, and public transport. There is easy access by road to Junctions 17 and 18 of the M4 and by rail, London Paddington from Chippenham Station (journey time 75 minutes).

Property Information

Grade II Listed

Council Tax Band G

Non domestic rates/business rates £2,594.47 per annum

Mains gas, electricity, water and drainage

Gas Central Heating

EPC Rating; Grade II Listed and therefore exempt



Trimnells, Colerne, Chippenham, SN1

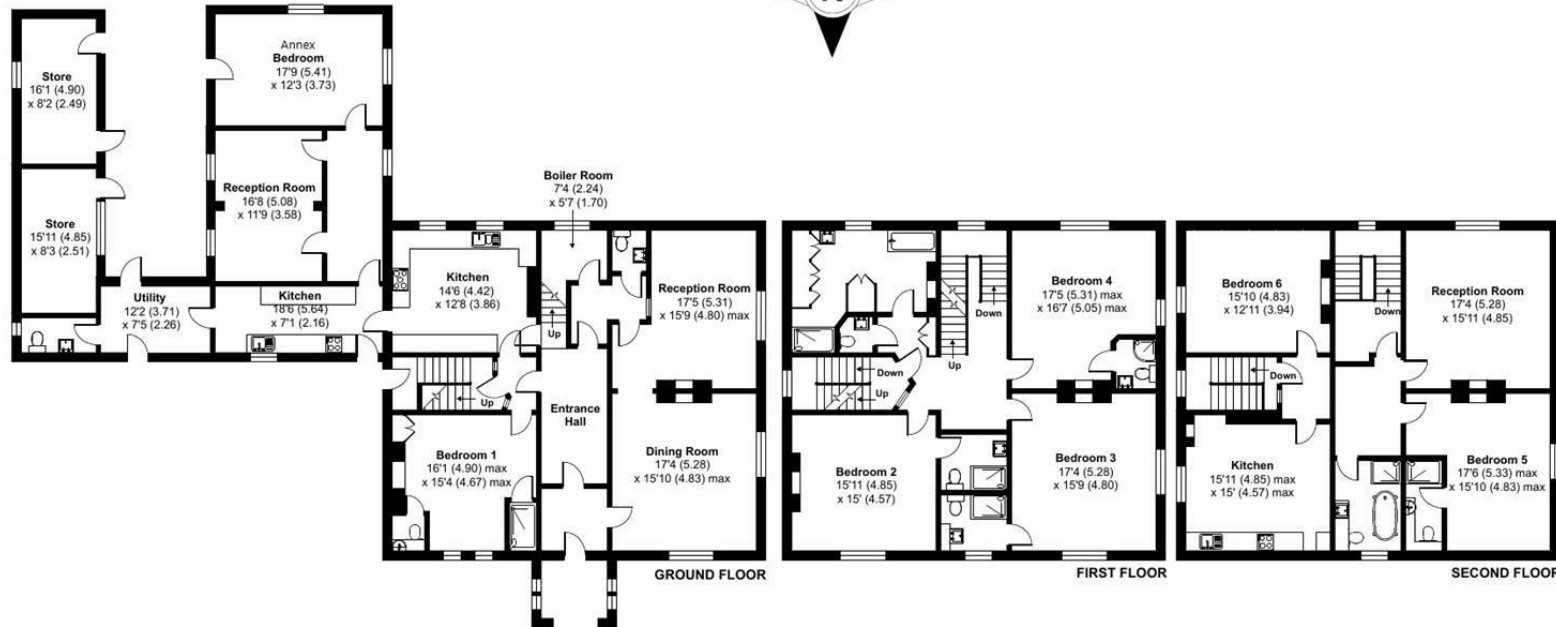
Approximate Area = 4996 sq ft / 464.1 sq m

Limited Use Area(s) = 104 sq ft / 9.6 sq m

Outbuilding = 270 sq ft / 25 sq m

Total = 5370 sq ft / 498.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1124950

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