





📍 Primitive House Goatacre, Calne, Wiltshire, SN11 9JH

🏠 £749,500

Primitive House is a very special, individual chapel conversion, originally dating back to 1909. Despite its age and beginnings, the property offers extremely spacious and highly versatile living arrangements, with an abundance of character throughout, and benefits from a large garden, large single garage and driveway parking for multiple vehicles; positioned within the highly desirable village of Goatacre. No Onward Chain.

- Individual Chapel Conversion
- Originally Built in 1909, Converted in 1986/87
- Warming Character Features Throughout
- Three / Four Bedrooms
- Three Reception Rooms, Spectacular Vaulted Sitting Room
- Cloakroom, Family Bathroom, En-Suite Shower Room
- Large Rear Garden, Bordering Agricultural Land
- Single Garage with Private Gated Entrance plus Driveway for Multiple Vehicles
- Highly Desirable Village of Goatacre
- No Onward Chain

🏠 Freehold

🏠 EPC Rating E





Primitive House is a very special, individual chapel conversion, originally dating back to 1909, and serving as the Goatacre Primitive Methodist Chapel. The chapel served the village for 75 years, before it closed its doors for worship in 1985, undergoing its transformation into a residential premises by 1986. The property offers extremely spacious and highly versatile living arrangements, with an abundance of warming character throughout. Offered with No Onward Chain.

The internal accommodation is arranged over two levels, and briefly comprises; entrance vestibule, dining room, stunning sunny dual-aspect vaulted sitting room with wood burner, dual-aspect study / 4th bedroom, large kitchen / breakfast room with additional family area, utility room, and cloakroom, on the ground level. On the first floor are the three bedrooms, with the dual-aspect principal bedroom benefitting from superb vaulted ceilings and en-suite shower, and finally the family bathroom.

Externally the property benefits from gardens to the side and rear, the latter is SSW facing, large in size, and beautifully maintained, laid predominantly to lawn, with further areas of raised beds and sheltered decked seating. The gardens are mature, established and extremely private, and border agricultural land to the rear and left-hand side. There is a lovely summer house, and historical, (collapsed) air raid shelter, once used by 180 prisoners of war during World War 2. There is a large single garage, accessed by a recently appointed private gate, to the side, which gives access to secure hard standing for a caravan / motorhome. Off-road driveway parking for multiple vehicles to the front and side.

Additional benefits include:

- New boiler Installed 2022
- Loft with ladder and boarding

#### **Situation**

Goatacre is a small historic village with a large cricket heart having won through to the village finals twice at Lords and is centred around a fully licensed village hall and cricket grounds. Local shops, post office and vet are in Lyneham approximate 1 mile away. The village is situated some 9 miles south west of Swindon, which has a mainline train station to London (Paddington), 4 miles North of Calne and 1 mile South of Lyneham. Motorway access is at Junctions 16 & 17 of the M4 motorway, providing easy access to London and Bristol, The surrounding countryside offers excellent opportunities for walking, riding, and other country pursuits.

#### **Property Information**

Council Tax Band; D

Freehold

Mains Electricity, Water and Drainage.

Oil Fired Central Heating

EPC Rating; E



## Goatacre, Calne, SN11

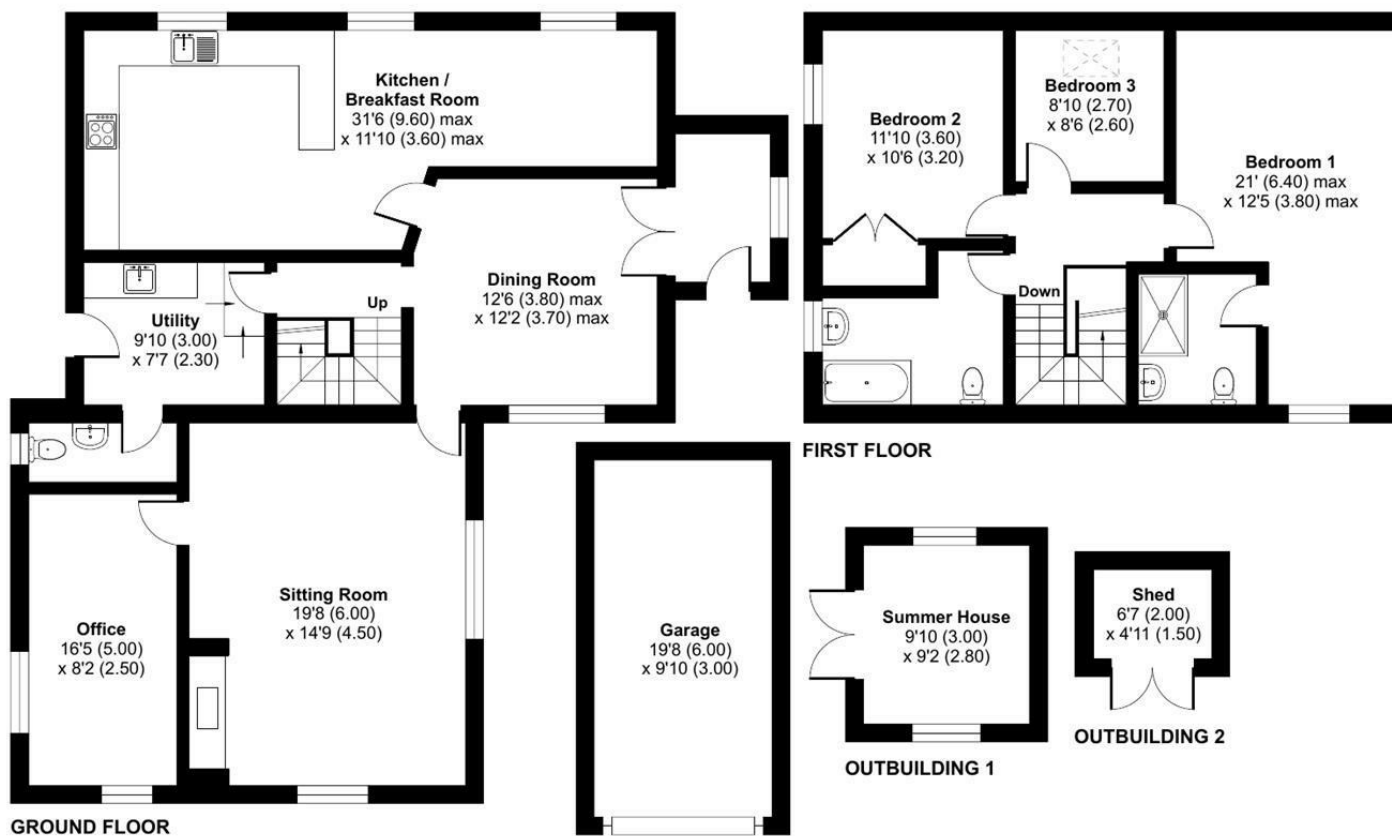
Approximate Area = 1864 sq ft / 173.2 sq m

Garage = 194 sq ft / 18 sq m

Outbuildings = 122 sq ft / 11.3 sq m

Total = 2180 sq ft / 202.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1290736

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