



📍 Wellerslea Priory Street, Corsham, Wiltshire, SN13 0BB

🏠 Guide Price £1,250,000

Beautiful detached Arts and Crafts period property, built by restoration architect, Harold Brakspear, for his own occupation in 1904, with the main house and the outbuildings there is approx 4369 square foot and with many original period features

- Beautiful & Handsome Arts & Crafts House
- Stunning Five Bed Detached Family Home
- Central Location Short Walk To High Street
- Large Gardens & Grounds Approx 0.6 of An Acre
- Double Garage / Car Port Plus Ample Parking
- Wealth Character & Charm Plus Period Features
- Ideal For Multi Generational Living Potential
- Planning To Create An Annex
- Early Viewing Strongly Advised

🏡 Freehold

🏠 EPC Rating D



This beautiful detached Arts and Crafts period property, was built by restoration architect, Harold Brakspear, for his own occupation in 1904. Brakspear was a renowned ecclesiastical architect, specialising in restoration. He worked on many local churches and country houses including St George's Chapel, Windsor, for which the King awarded him the KCVO. Including the main house and the outbuildings there is approx 4369 square foot and with many original period features, including stunning stained glass double doors opening into the drawing room, a Victorian cloakroom downstairs, fireplaces, two with Roman Mosaic Hearths salvaged by Sir Harold during his excavations on the site of a Roman Villa at Box. The staircase was imported from a nearby country house, as were the two fitted mahogany display cabinets in the drawing room - one of which ingeniously converts into a desk bureau. On the ground floor there are three fabulous reception rooms comprising the drawing room, dining room and family room. There is also a kitchen/breakfast room with AGA, utility/boot room, pantry, two cloakrooms, a scullery and a store room. On the first floor there are five bedrooms and a bathroom and a shower room. Externally the approach is through wooden gates and there are two driveways, one from Priory Street which is shared, and the second off the Bath Road which is private. There is ample parking for numerous vehicles, large mature and level plot totaling in approx 0.67 of an acre. There is a detached outbuilding, formerly stables and carriage shed which now comprises a double garage/car port, two workshops and a fun garden room. Interestingly there was planning permission for the "conversion of workshop and garage building to create an annex (accommodation ancillary to the main house)" under 17/10427/FUL which could be re-submitted creating ideal occupation for a multi generational family. Viewing is strongly recommended.

#### Property Information

Council Tax Band: G

Mains Services

Gas Central Heating

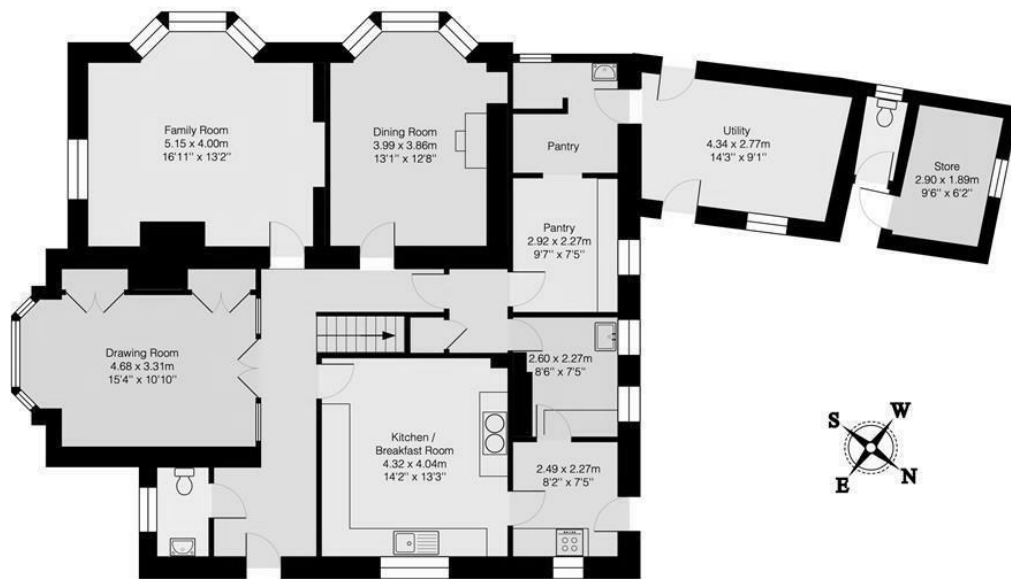
E.P.C Rating: D

Level Walking Distance of High Street

#### Situation

Corsham is a pretty and historic town of architectural significance located on the southern fringes of the Cotswolds, an area of outstanding natural beauty and some 8 miles North East of the fine Georgian City of Bath. The town, noted for its fine High Street, has a wealth of beautiful and historic buildings dating from the 16th Century such as the Alms House and the historic Corsham Court with its landscaped open parkland. The town caters for most day to day needs with a range of national and bespoke shops, coffee houses, boutiques, restaurants and a variety of public houses. There are very good Primary and Secondary schools and the new Corsham Leisure Centre. Communications are excellent: Bath, Bristol and Swindon are all within easy motoring distance; there are fast road links to London and the West Country via the M4 motorway (J17 and 18 approximately 15 - 20 minutes away); and main line rail services are available from either Bath or Chippenham to Bristol Temple Meads and London Paddington.

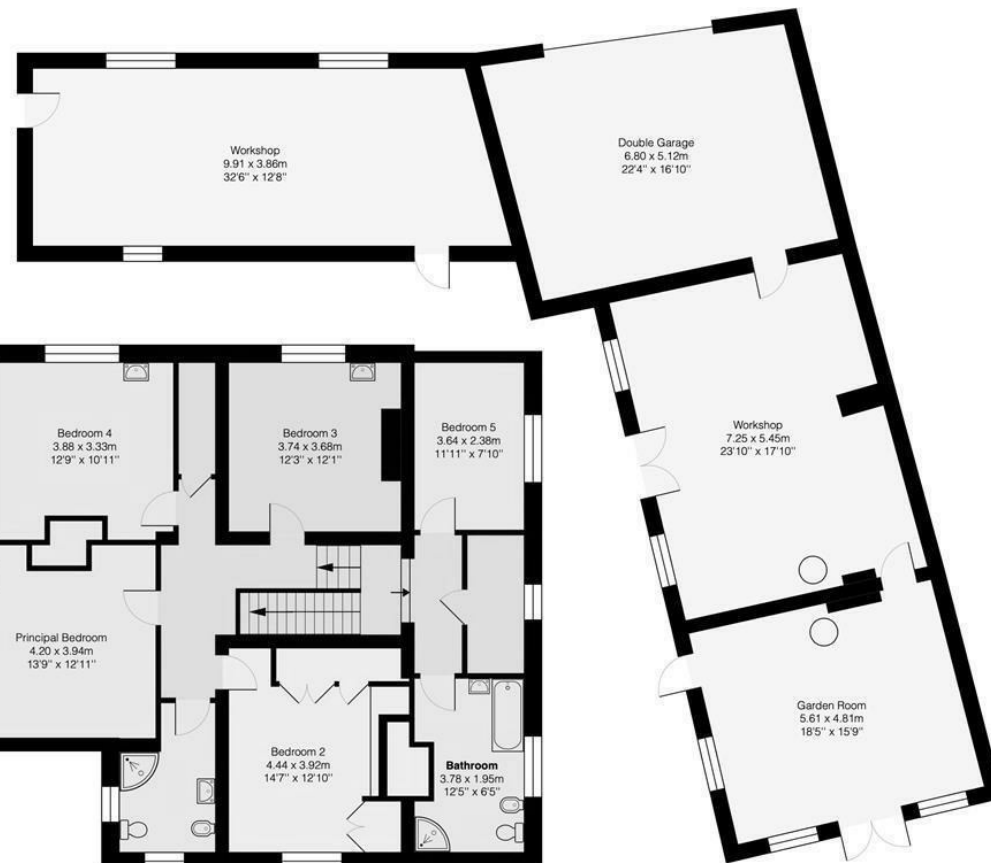




Ground Floor



First Floor



Garage

Total Area: 266.0 m<sup>2</sup> ... 2864 ft<sup>2</sup> (excluding workshop, double garage, garden room)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser.  
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