





📍 9 Bewley Crescent, Lacock, Lacock, Wiltshire, SN15 2PL

🏠 Guide Price £400,000

An older style three bedroom semi-detached house situated in a quiet backwater within this most sought after village adjacent and enjoying views over open countryside and a short walk from the village centre

- Mature 3 Bedroom Semi Detached Family Home
- Located in Sought After Village Location
- Backing onto Bewley Common and Open Fields
- Driveway Parking For Approx 4 Cars
- Large Versatile Detached Home office
- Beautiful Well Maintained Generous Gardens
- Living Room With Wood-Burning Stove
- Renewable Heat Grant Approved
- Air Source Heating, Solar Panels & Battery Storage
- Viewing Strongly Advised

🏠 Freehold

🏠 EPC Rating B





An older style three bedroom semi-detached house situated in a quiet backwater within this most sought-after village adjacent to and enjoying views over open countryside and a short walk from the village centre. Much improved by the current owners the property offers a sitting room with a feature fireplace with a wood-burning stove, a refitted stylish kitchen/dining room, a spacious double-glazed conservatory and a useful utility room. Other attributes include uPVC double glazing, radiator central heating via a recently installed Air source heat pump, solar panels and battery. Externally there is a large wooden part insulated outbuilding with an office to one end, extensive enclosed well-maintained gardens to three sides and parking to the rear for c.4 vehicles. The property offers huge potential for extension subject to the necessary planning consent

**Situation**

The centre of the famous National Trust village of Lacock is in close proximity to the property. The village has an attractive mixture of historic houses and cottages including Lacock Abbey as well as a primary school. There is also a Post Office, some speciality shops, a church, public houses, recreational areas and other amenities. There are numerous stunning countryside walks from the property including the river Avon and the Wilts and Berks canal towpath. The larger centres of Bath, Chippenham and Corsham are all within easy reach of the house as is the M4 motorway (J17 and J18). along with the mainline station for London Paddington c.1hr from Chippenham

**Property Information**

E.P.C Rating: B

Air Source Heating

Mains Services For Drainage

Double Glazing

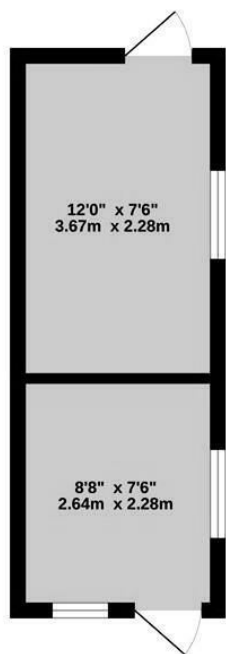
Council Tax Band: D

Ample Parking

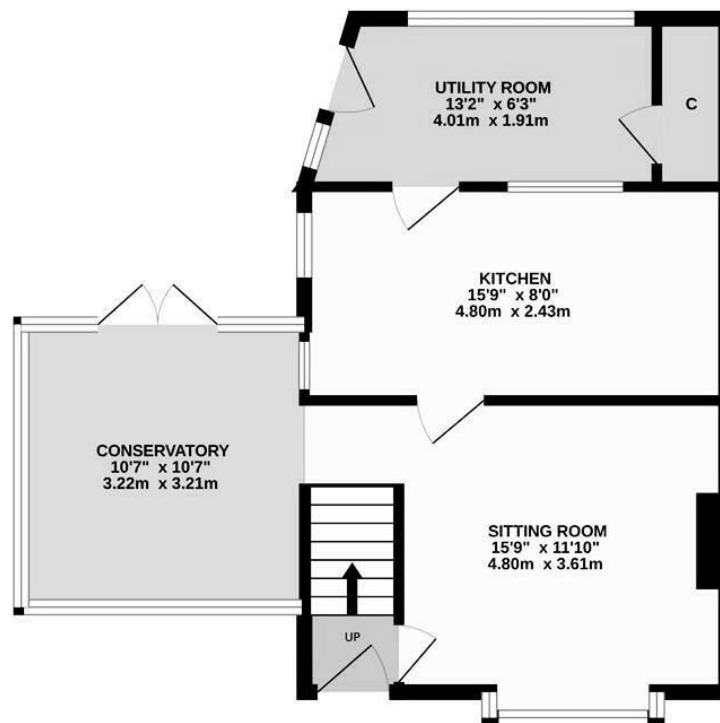




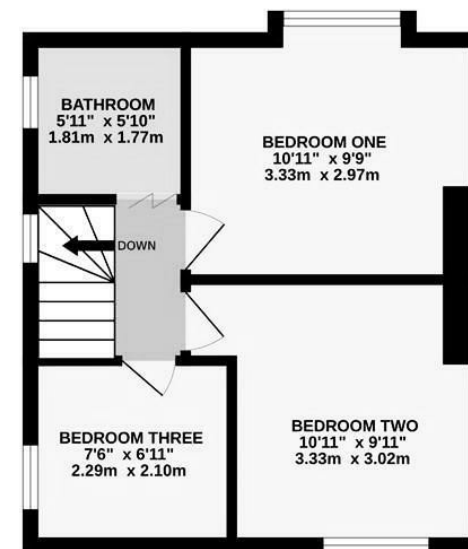
OUTBUILDING  
155 sq.ft. (14.4 sq.m.) approx.



GROUND FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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