



📍 55 Folly Lane, Shaw, Melksham, Wiltshire, SN12 8HB

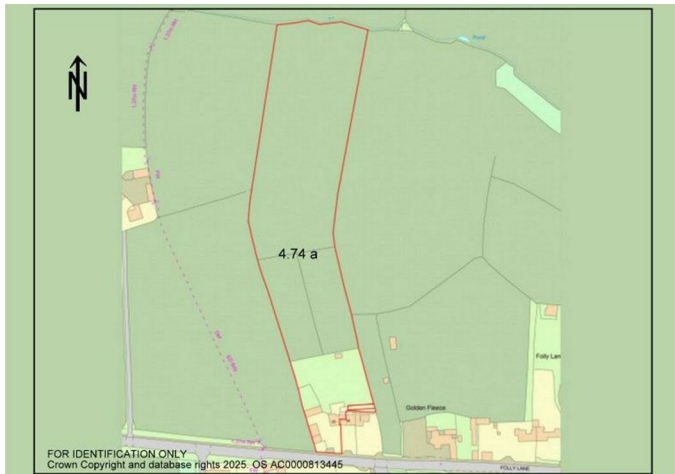
🏠 Guide Price £725,000

Experience the best of both worlds with this enchanting cottage, offering endless possibilities for comfortable living and future development, subject to planning on grounds of over 4.7 acres.

- 3 Bedroom Period Stone Cottage With Land & Stables
- Land with Wonderful views of over 4.7 Acres
- Stone Barns with Potential to Convert Subject to Planning
- Rarely Available to The Market Ideal Small Holding
- Semi Rural Location With Excellent Road Links
- Gas Central Heating & Mains Services
- 2 Reception Rooms
- Private Gated Yard and Driveway
- No Onward Chain

🏡 Freehold

🏠 EPC Rating D



Nestled on the picturesque outskirts of Corsham in the small village of Shaw is 55 Folly Lane a charming end terraced stone cottage with land and an attractive range of outbuildings approaching over 4.5 acres. The cottage itself exudes character and warmth, featuring two inviting reception rooms on the ground floor, a sitting room and a separate dining room, each providing a cozy and comfortable space for relaxation and entertaining, along with a large kitchen breakfast room. The ground floor also includes an entrance hall, a utility room, bathroom and garden room catering to all your practical needs. Upstairs, you'll find three well-proportioned bedrooms, each enjoying a pleasant outlook over the surrounding gardens and land. While the cottage is perfectly liveable and has been lovingly maintained, it does present an exciting opportunity for cosmetic updating, allowing you to personalise and modernise the space to your taste. The expansive outdoor area is a true highlight of this property, complemented by the range of useful outbuildings alongside the cottage and the paddocks at the rear - in all the property extends to about 4.74 acres. Surrounded by beautiful countryside and farmland, 55 Folly Lane offers a tranquil rural lifestyle while being just moments away from the vibrant communities of Corsham and Bath. The convenient proximity to the M4 motorway ensures easy access to further afield, making this an ideal home for those seeking a balance of rural charm and urban convenience. The cottage and land is brought to the market with No Onward Chain.

Situation

Shaw has become increasingly favourable with its decent access into Bath via the regular bus service and close proximity to both Corsham and our bustling market town of Melksham. The property is within convenient walking distance, across fields to the Shaw Village Hall and playing fields. A vast array of countryside walks are right on your doorstep as well as the Shaw village primary school, golf club, local church, cricket club and the popular Lowden garden centre which incorporate a fantastic café and farm shop. A quick stroll across the fields also brings you to Whitley village with the ever-popular Pear Tree Inn and local community-run village store and Spindle bike shop and café. Rail links to London, Bath, Bristol and beyond are available from Melksham, linking to mainline Chippenham rail stations with the M4 and motorway network around a typical 20 minute drive away.

Property Information

Mains Gas Central Heating

Mains Services

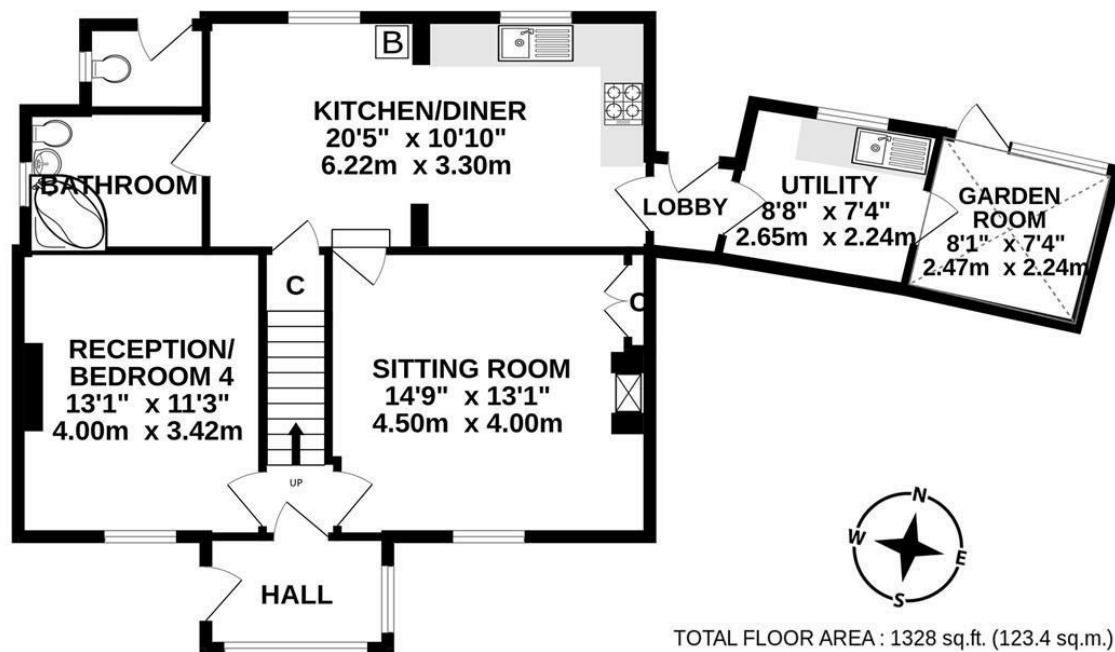
Council Tax Band: E

E.P.C Rating Band: D

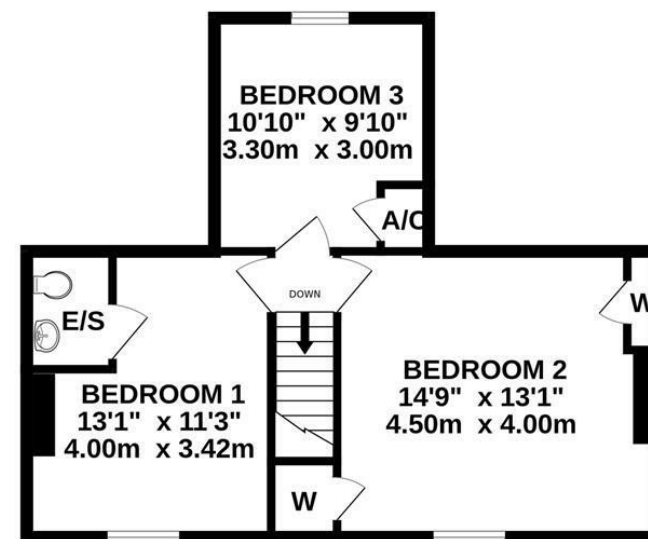
No Onward Chain



GROUND FLOOR
849 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1328 sq.ft. (123.4 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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