



Spinney Farmhouse,
Thoulstone, Westbury, Wiltshire, BA13 4AQ


KINGSTONS

Guide Price £500,000

'Spinney Farmhouse'

A rare opportunity to acquire a former farmhouse dating back to the 18th century, situated as part of a small private courtyard arrangement in the hamlet of Thoulstone. This Grade II Listed property consists of a main house plus a self-contained annexe plus outbuildings including four vehicle car port, three calf sheds and open barn with bull pen. Offered for sale with no onward chain. The main house comprises entrance hall, living room, dining room, kitchen/dining room, cloak/boiler room, utility/laundry room, shower room & two bathrooms. Annexe comprises entrance hall, living/dining room, kitchen, bedroom & bathroom. The property requires a program of updating but offers an incredible opportunity enhance and develop the existing dwellings.



All measurements are approximate.

ACCOMMODATION

Entrance Hall

Solid wood panelled door to the front with arched transom window over. Radiator. Flagstone flooring. Stairs to the first floor with cupboard under. Opening to inner hallway. Door to the:

Living Room

18' 1" x 15' 5" (5.51m x 4.70m)
Arched windows to the front and side. Two radiators. Feature marble fireplace with wood burner inset. Alcove with built-in dresser.

Inner Hall

Door to rear hall. Door to shower room. Door to the:

Utility/Laundry Room

15' 6" x 13' 3" (4.72m x 4.04m)
Arched windows to the side. Window to the rear. Radiator. Wall and base mounted units. Sink drainer unit. Plumbing for washing machine.

Shower Room

Electric fan heater. Shower cubicle with electric shower, wash hand basin and w/c.

Rear Hall

Part glazed door to the rear. Door to utility room. Door to the:

Dining Room

18' 7" x 14' 7" (5.66m x 4.44m)
Windows to the front and rear. Two radiators. Large inglenook fireplace with wood burner. Beams. Television point.

Farmhouse Kitchen/Dining Room

18' 7" x 14' 6" (5.66m x 4.42m)
Windows to the front and rear. Radiator. Base mounted units. Sink drainer unit. Electric cooker point. Plumbing for dishwasher. Space for dining table. Larder cupboard. Stairs to the first floor inner landing with cupboard under. Beams.

Cloakroom/Boiler Room

11' 0" x 7' 7" (3.35m x 2.31m)
Obscured glazed window to the rear. Floor standing gas fired boiler. Belfast sink. W/C. Plumbing for washing machine.

FIRST FLOOR

Landing

Balustrade. Doors off and into:

Bedroom One

18' 1" x 15' 5" (5.51m x 4.70m)
Window to the front. Radiator. Built-in cupboard.

Bedroom Two

18' 1" x 15' 7" (5.51m x 4.75m)
Window to the rear. Radiator. Built-in cupboard. Wash hand basin.

Bathroom

Window to the side. Electric heater. Panelled bath, wash hand basin and w/c.

Inner Landing

Doors off and into:

Bedroom Three

15' 0" x 10' 10" (4.57m x 3.30m)
Window to the rear. Built-in cupboards.

Bedroom Four

13' 5" x 9' 9" (4.09m x 2.97m)
Window to the front. Beams.

Bedroom Five

13' 5" x 9' 7" (4.09m x 2.92m)
Window to the rear. Radiator. Wash hand basin. Beams.

Bathroom

Window to the front. Bath and wash hand basin.

Separate W/C

Window to the front. W/C.

ANNEXE

Entrance Hall

13' 8" x 10' 10" (4.16m x 3.30m) max
Doors to the front and rear. Door to the:

Kitchen

7' 6" x 6' 0" (2.28m x 1.83m)
Window to the front. Base mounted units. Sink drainer unit. Electric cooker point. Door to the:

Living/Dining Room

18' 0" x 15' 0" (5.48m x 4.57m)
Windows to the front, side and rear. Radiator. Feature fireplace. Television point. Beams. Stairs to the first floor.

FIRST FLOOR

Landing

Doors off and into: storage cupboard.

Bedroom

15' 0" x 8' 0" (4.57m x 2.44m)
Arched window to the side. Beams.

Bathroom

High level window to the rear. Panelled bath, wash hand basin and w/c. beams.

EXTERNALLY

Gardens & Courtyard

Gardens on all sides of the property with areas mainly laid to lawn and a variety of established plants and shrubs and mature trees. Small courtyard area to the front with tap. Large courtyard to the rear with tap and light.

Car Port

48' 0" x 19' 0" (14.62m x 5.79m)
Pitch tiled roof.

Calf Shed

32' 0" x 14' 0" (9.75m x 4.26m)
Windows and doors to the front. Pitch tiled roof.

Barn & Bull Pen

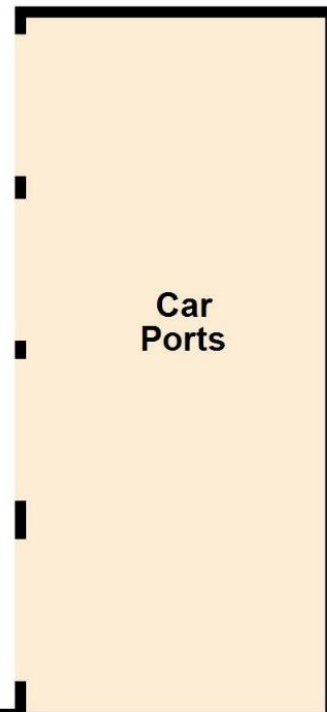
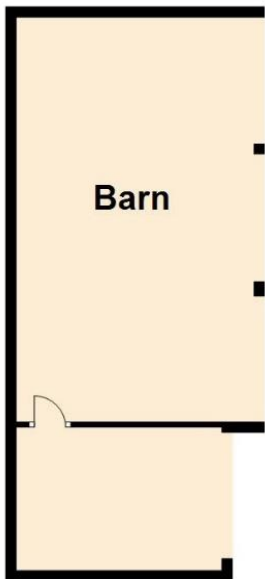
30' 0" x 15' 0" (9.14m x 4.57m)
Pitch tiled roof.

AGENTS NOTE: The property is located near the A36 approx. 15miles south of the Georgian city of Bath

TENURE: Freehold

COUNCIL TAX BAND: G

Ground Floor
Approx. 222.8 sq. metres (2397.8 sq. feet)

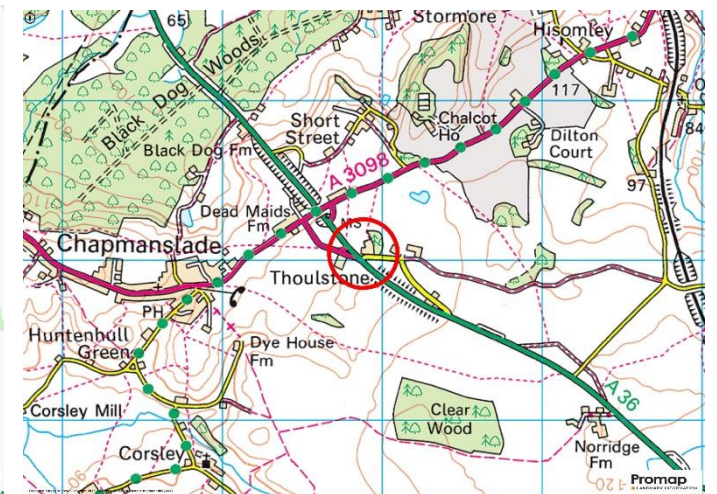
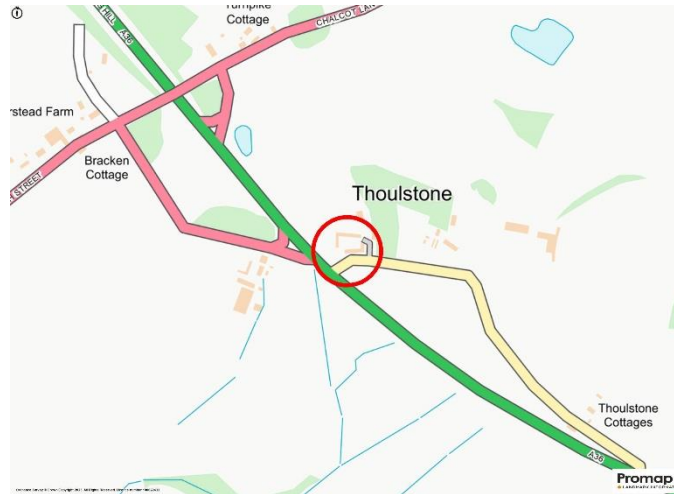
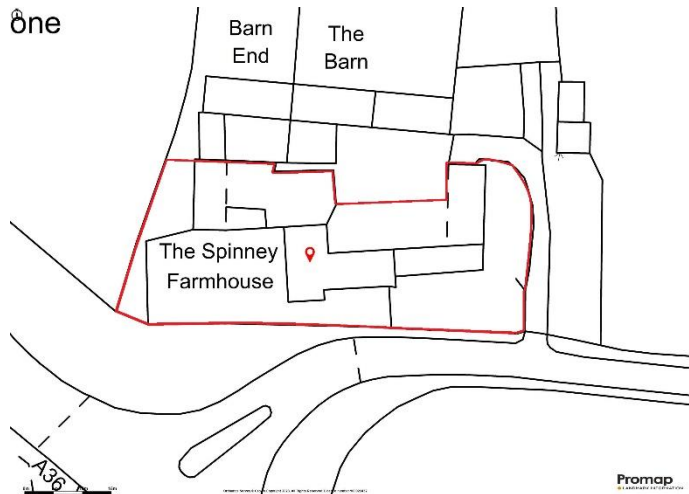


First Floor
Approx. 142.9 sq. metres (1537.9 sq. feet)



Total area: approx. 365.6 sq. metres (3935.7 sq. feet)

Directions: From our office in Fore Street, proceed out of Trowbridge on the Frome Road (A361). Proceed through the villages of Southwick and Rode, at the Warminster Road roundabout turn left (south) onto the A36. Continue along for approx. 4miles and turn left into Old Warminster Road. The property can be found immediately on the left hand side located via a Kingstons 'For Sale' board.









Viewing Arrangements

Please call **01225 777720** to make an appointment. We are open from Mon-Fri 9am to 6pm and 9.30am to 4pm Sat

Kingstons Estate Agents, 5 c/d Fore Street, Trowbridge, Wiltshire, BA14 8HD

t: **01225 777720** e: sales@kingstonstrowbridge.co.uk w: www.kingstons.biz

Partners: Mr A Langley, Mr B Clinch & Mr M Withers