



## Church Farmhouse Church Street

Hilperton BA14 7RG

- Three Large Principal Reception Rooms with Feature Fireplaces
- Large Kitchen/Family Room with French Doors
- Family Bathroom & Cloakroom
- Re Wired - CAT 6a Network - New Plumbing - New Underfloor Heating System
- Outbuildings Offering Great Potential to Convert (subject to P.P)
- Large Entrance Hall with Statement Staircase
- Seven Double Bedrooms, Three En Suite
- Large Garden and Parking for Several Vehicles
- Bespoke Aluminium Windows - Refurbished Roof - Artisan Stone Masonry
- Potential to Configure to Annexe with Kitchen/Diner, Separate Living Room & Two En-Suite Bedrooms

**Offers In The Region Of £975,000**



A handsome, stone built farmhouse situated on the edge of a small exclusive development within the centre of the well-regarded village of Hilperton. This spacious family home situated on a large plot of approximately 1/3 of an acre would suit a growing family or as a multi-generational home. Part of the property has designed to be annexed to facilitate this use. Sold as seen, the property has been refurbished/constructed to an extremely high standard and offers the next custodians this fantastic opportunity to finish the property to their own tastes, specifications and budget.

#### **ACCOMMODATION**

All measurements are approximate

#### **Entrance Hall**

Hardwood door to the front. Stairs to the first floor with panelling. Feature stone archway to the kitchen/dining room. Doors off to living room and family room.

#### **Living Room**

17'11 x 15'11 (5.46m x 4.85m)

Double glazed windows to the front with stone mullions. Double glazed window to the side. Feature fireplace.

#### **Family Room**

18'11 x 15'10 (5.77m x 4.83m)

Double glazed windows to the front with stone mullions. Double glazed window to the side. Feature fireplace. Door to the inner hall.

#### **Kitchen/Dining Room**

26' x 19' max (7.92m x 5.79m max)

Double glazed French doors with side panel windows to the side. Double glazed window and door to the rear.

**Dining Room or Annexe Living Room**  
20'7 x 14'7 max (6.27m x 4.45m max)  
Two double glazed windows to the side.  
Stairs to the bedroom suite. Door to the:

**Snug or Annexe Kitchen/Diner**  
14'11 x 10'1 (4.55m x 3.07m)  
Double glazed window to the side. Double glazed door to the garden.

**Bedroom & En Suite**  
22'8 x 13' (6.91m x 3.96m)  
Double glazed window to the side. Two double glazed windows to the rear side.

**Utility Room**  
11'6 x 6'10 (3.51m x 2.08m)  
Double glazed window to the side. Valves for under-floor heating.

**Cloakroom**  
Double glazed window to the side.

## FIRST FLOOR

**Landing**  
Feature stone archway over stairs.  
Preparation for laundry shoot into utility. Built-in cupboard with pressurised hot water system.

**Bedroom One**  
15'9 x 14'7 (4.80m x 4.45m)  
Double glazed windows to the front with stone mullion. Double glazed window to the side. Feature open stone fireplace. High level television point. Door to the:

**En Suite**  
7'6 x 6'7 (2.29m x 2.01m)  
Double glazed window to the side. High level internal window to allow natural light onto landing.

**Bedroom Two or Annexe Bedroom Suite**  
21'1 x 14'6 (6.43m x 4.42m)  
Two double glazed windows to the side.

Vaulted ceiling. Stairs down to annexe living room. Door to the main house landing. Door to the:

**En Suite & Dressing Room**  
14'11 x 10' (4.55m x 3.05m)  
Double glazed window to the side. Feature fireplace, Vaulted ceiling.

**Bedroom Three**  
15'10 x 15'2 (4.83m x 4.62m)  
Double glazed window to the rear. Feature fireplace. High level television point. Access to loft space.

**Bedroom Four**  
18' x 10'11 (5.49m x 3.33m)  
Double glazed windows to the front with stone mullion. Feature fireplace.

**Bedroom Five**  
12'5 x 10'0 (3.78m x 3.05m )  
Double glazed window to the rear.

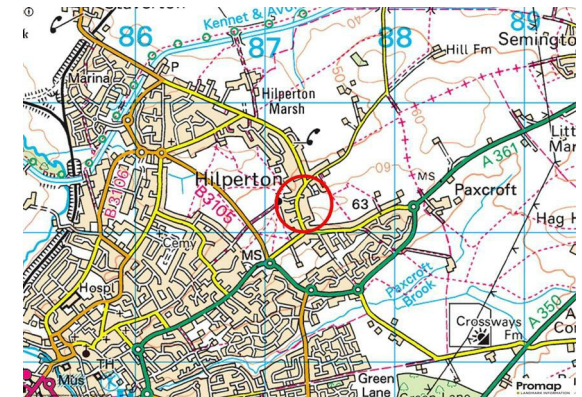
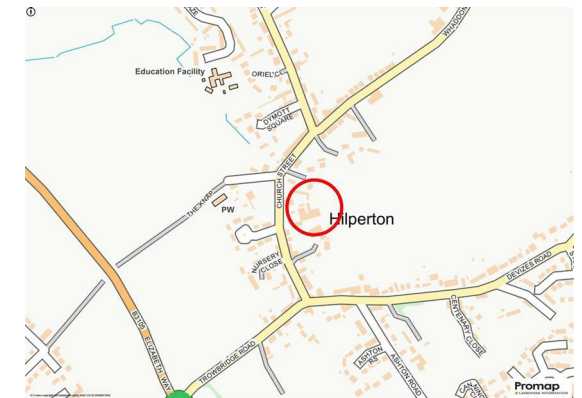
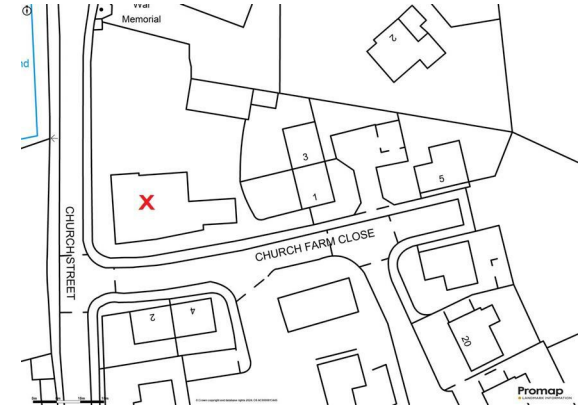
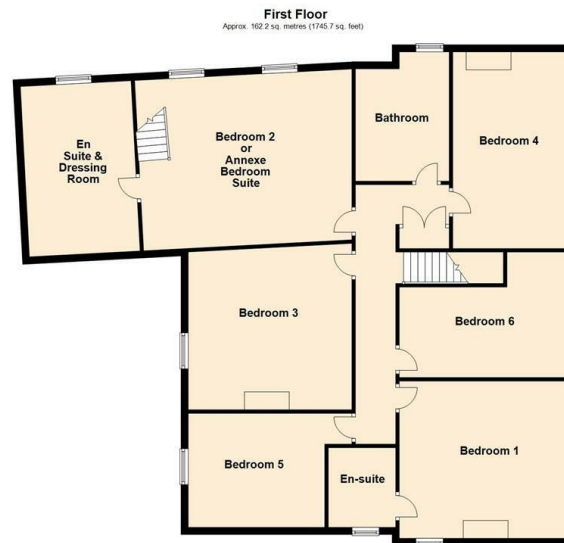
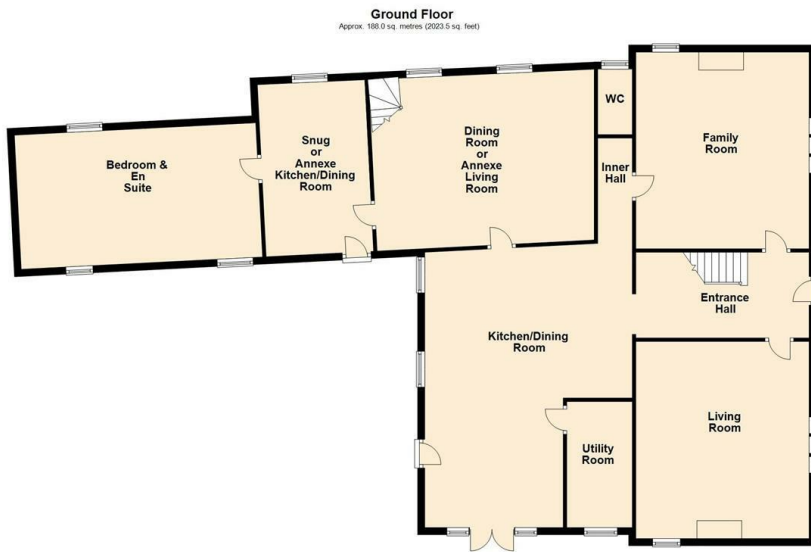
**Bedroom Six/Office**  
15'11 x 11'6 max (4.85m x 3.51m max)  
Double glazed windows to the front with stone mullion. Access to large insulated loft space with pull down ladder and light.

**Family Bathroom**  
12'3 x 10' max (3.73m x 3.05m max)  
Double glazed window to the side.

**EXTERNAL GROUNDS**  
A large level corner plot which is approximately 1/3 of an acre and mainly comprises of freshly turned soil with hard core driveway to rear boasting parking for several vehicles. There are a series of small out buildings with electric and water supply infrastructure already in place to aid future conversions into garage, garden rooms or additional dwelling. The plot is enclosed by stone walling on all sides with steps to the front leading down into Church Street.



Tenure **Freehold**  
 Council Tax Band  
 EPC Rating  
 Size **Circa 4000.00 sq ft**



5C-5D Fore Street, Wiltshire,  
 BA14 8HD

**Contact**  
 01225 777720  
 sales@kingstonstrowbridge.co.uk  
 kingstonstrowbridge.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.