



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 Over £900,000



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.

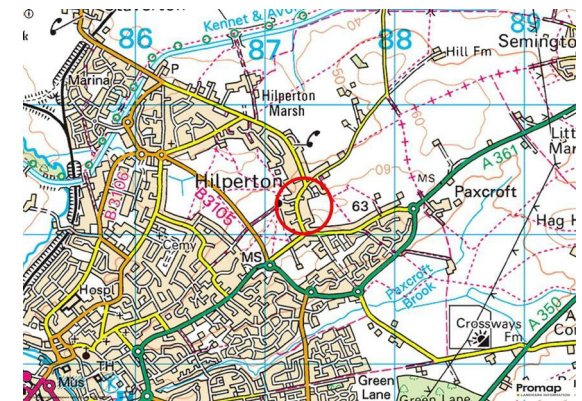
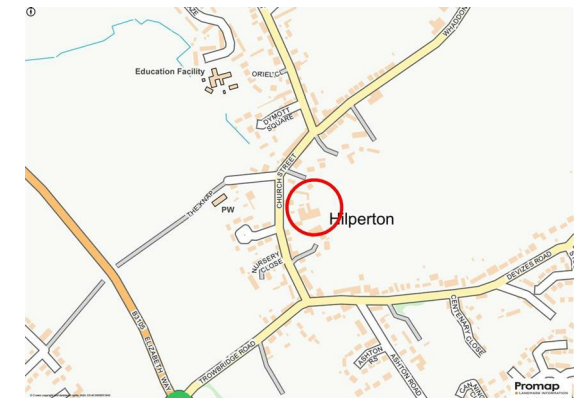
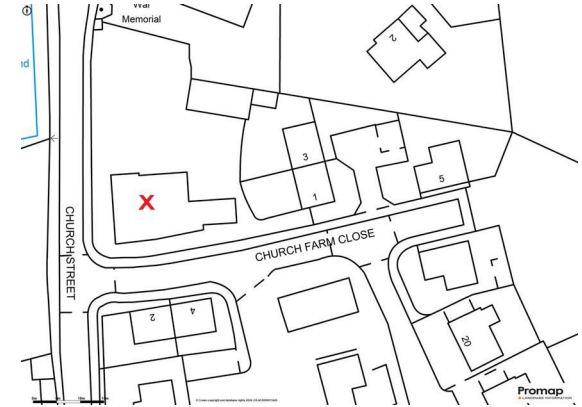
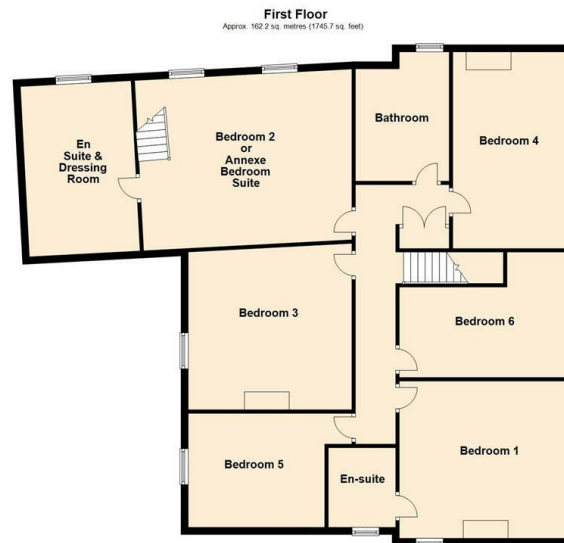
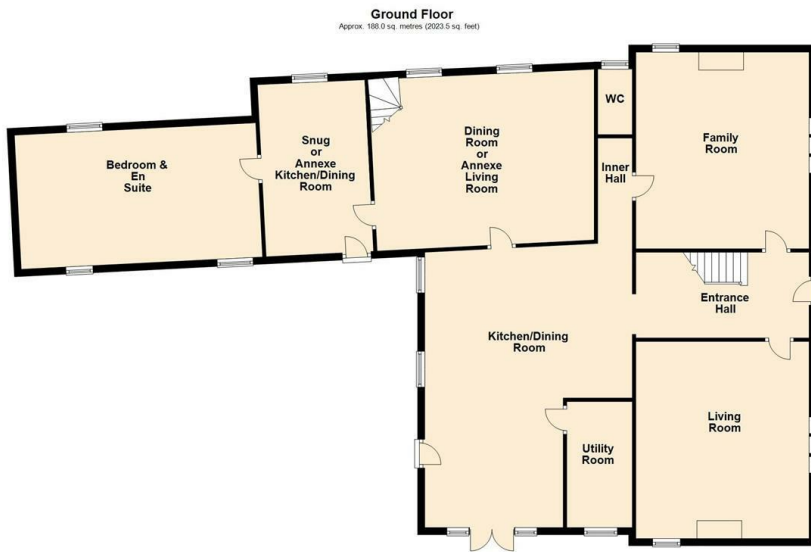
Bedroom Six/Office
15'11 x 11'6 max (4.85m x 3.51m max)
Double glazed windows to the front with stone mullion. Access to large insulated loft space with pull down ladder and light.

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**




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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.