



Horse Road

Hilperton Marsh Trowbridge BA14 7PF

- Lovingly restored & extended period property tucked away on a plot of approximately a third of an acre
- Spacious interior, 2300sqft, boasts character & period charm blended with the benefits of a refurbished interior
- Three double bedrooms, refitted en suite & refitted family bath/shower room
- Beautifully tended, private gardens with large patio area & backing onto fields
- Popular village of Hilperton Marsh close to canal, countryside, shop, bus route & garden centre/cafe
- Refitted kitchen with integrated appliances, dining room, living room, sitting room/study & garden room
- One bedroom annexe providing a rental income of £625pcm
- 30ft x 22ft garage/workshop, additional workshop & plenty of off road parking

Guide Price £625,000 Freehold



ACCOMMODATION

All measurements are approximate

Kitchen

15'3" x 6'0"

Hardwood door to the side. Two UPVC double glazed windows to the front. Two UPVC double glazed roof windows with fitted blinds. Kick space heater. Range of modern shaker style wall, base and drawer units with tiled splash-backs and wood effect work surfaces. Modern stainless steel one and a half bowl sink drainer unit with mixer tap. Built-in stainless steel Bosch electric oven and five-ring gas hob with extractor hood over. Integrated dishwasher. Wood flooring, exposed beams and inset ceiling spotlights. Opening to the:

Dining Room

18'0" x 11'1"

Radiator. Large inglenook fireplace with wood burner inset. Wood flooring, wall lights, exposed beams and inset ceiling spotlights. Door to larder cupboard with shelving. Glazed door to the inner hall. Door to the utility room. Door to the:



Living Room

15'3" x 11'6"

Radiator. Large inglenook corner fireplace with wood burner inset. Wood flooring, wall lights, exposed beams and inset ceiling spotlights. Television point. Opening to the:

Sitting Room/Study

14'9" x 8'0"

UPVC double glazed windows to the front. Two UPVC double glazed roof windows with fitted blinds. Radiator. Wood flooring.

Utility Room

22'4" x 4'11"

Obscured UPVC double glazed window to the rear. Range of modern base and drawer units with tiled splash-backs and wood effect works surfaces. Sink unit with mixer tap. Integrated washing machine. Space for fridge/freezer. Tiled flooring, exposed beams and inset ceiling spotlights. Door to the sun room. Door to the:

Cloakroom

UPVC double glazed window to the front. Two piece white suite with part tiled surrounds comprising wash hand basin and w/c. Tiled flooring.

Sun Room

16'9" x 12'2" max

UPVC double glazed and brick construction with French doors to the side. Radiator and underfloor electric heating. Tiled flooring and wall lights. Part glazed door to the front.

Inner Hall

UPVC double glazed window to the side. Stairs to the first floor.

FIRST FLOOR

Landing

UPVC double glazed window to the rear. Wall lights and exposed beams. Stairs to the second floor bedroom. Doors off and into:

Bedroom One

13'8" x 12'4"

UPVC double glazed window to the front. Radiator. Feature cast iron fireplace. Built-in double wardrobe. Laundry cupboard housing Vaillant combi boiler installed in 2018. Exposed beams and inset ceiling spotlights.

Bedroom Three

16'11" x 11'8" max

UPVC double glazed windows to the side and rear. Radiator. Exposed beams. Under stairs cupboard.

Family Bath & Shower Room

UPVC double glazed window to the front. Radiator and underfloor electric heating. Four piece white suite with part tiled surrounds comprising panelled bath, corner shower cubicle with mains rain-fall shower over and sliding doors enclosing, wash hand basin with cupboard under and w/c. Tiled flooring, exposed beams and inset ceiling spotlights. Extractor fan.





SECOND FLOOR

Bedroom Two

25'3" x 9'10" max
UPVC double glazed windows to the front and rear. Radiator. Exposed beams. Door to the:

En Suite Shower Room

UPVC double glazed window to the front. Radiator. Three piece white suite comprising tiled shower cubicle with mains shower over and sliding doors enclosing, wash hand basin with cupboard under and w/c. Built-in storage cupboard. Vinyl flooring.

ANNEXE

Entrance

Door to the side. Stairs to the first floor. Door to the garage/workshop.

Landing

Double glazed window to the side. Part glazed door to the:

Living/Kitchen/Dining Area

25'9" x 15'5" max
Two UPVC double glazed windows to the rear and UPVC double glazed window to the front. Two radiators. Wood effect flooring. Doors off to bedroom and shower room. Carbon monoxide and smoke alarms. Access to eaves storage.

Kitchen Area

Base mounted units with tiled splash-backs and rolled top work surfaces. Circular stainless steel sink with mixer tap. Gas cooker point. Plumbing for washing machine. Breakfast bar. Space for fridge.

Bedroom

10'2" x 8'0"

UPVC double glazed window to the front. Radiator. Access to loft space. Access to eaves storage.

Shower Room

Radiator. Three piece white suite with comprising shower cubicle with rain-fall shower over and door enclosing, wash hand basin with cupboard under and w/c. Tiled flooring. Extractor fan.

EXTERNALLY

Garage/Workshop

29'11" x 22'2"

Two sets of double doors to the front. One set of double doors to the side. UPVC double glazed windows to the front and side. Power and lighting. Wall mounted boiler for annexe.

Workshop

12'6 x 11'4

Part glazed door to the front. Window to the side. Power and lighting.





To The Front

Gates leading to large block paved driveway providing off road parking for several vehicles. External lighting and tap. Two additional parking spaces.

Gardens

Beautiful landscaped and established gardens of approximately a third of an acre with private aspect and backing onto fields. Gardens comprise large paved patios areas to the front and side of garden room, mainly laid to lawn with meandering pathways and mixed borders with a variety of mature plants, trees and shrubs. Garden shed with power. Greenhouse. All enclosed by fencing.

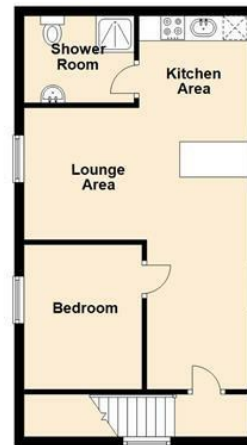
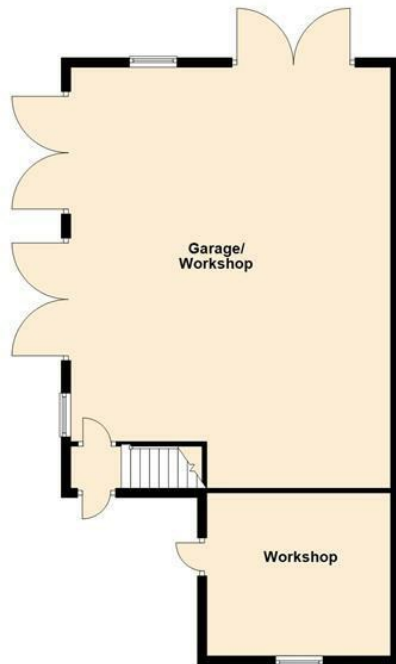
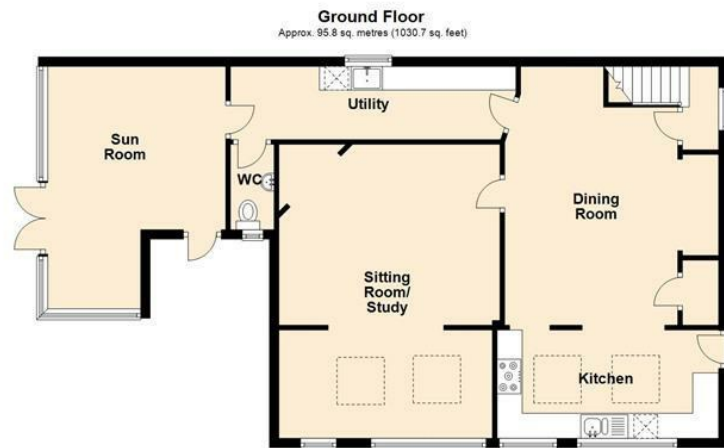
AGENTS NOTE:

The annexe is a council tax band A and has an EPC rating of C. The annexe is currently rented out for £625pcm. The water softener was recently replaced.

SOLAR PANELS:

The solar panels are FREEHOLD and provide FIT payments of £400-£450pa.





Total area: approx. 213.8 sq. metres (2300.9 sq. feet)

Local Authority **Wiltshire Council**
Council Tax Band **E**
EPC Rating **C**



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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.