



**KINGSTONS**



## **The Cottage Lady Down Farm**

**Canal Road Trowbridge BA14 8RA**

A fantastic opportunity to purchase a three bedroom cottage dating back to 1776; tucked away in a secluded, rural location close to Staverton on a plot of at least an acre and boasting a standalone one bedroom annexe and detached one bedroom Lodge. There are additional outbuildings included in the sale, one of which is a large 230sqm work shop and the other, a 90sqm stone built barn, which subject to planning could make a beautiful home with views across open countryside. This property would suit a variety of applications including multi-generational families, downsizers looking to create additional income through holiday lets or people looking to combine their residential and commercial premises into one. Properties of this configuration and so keenly priced rarely come to the market and viewing is highly recommended. No Onward Chain.

**Guide Price £725,000 Freehold**





## ACCOMMODATION

All measurements are approximate

### THE COTTAGE (Main Residence)

#### Living Room

23'10" x 13'11" (7.28 x 4.25)

Glazed door to the front. Double glazed windows to the front and rear. Electric radiator. Feature stone fireplace with wood burner inset. Oak wood flooring, panelling, wall lights and exposed beams. Tiled flooring. Cupboard housing fuse box and electric meter. Latched door to stairs to the first floor. Latched door to the:

#### Kitchen

15'1" x 9'1" (4.61 x 2.78)

Double glazed window to the front. Double glazed window and door to the rear. Range of wall and base mounted units. Stainless steel one and a half bowl sink drainer unit with mixer tap. Stoves electric range cooker with glass splash-back and extractor over. Flagstone floor. Door to the:

#### Dining Room

18'3" x 14'0" (5.58 x 4.28)

Obscured glazed window to the side. Electric radiator. Flagstone floor and exposed beams. Feature fireplace with wood mantel and wood burning stove inset. Latched door to stairs to the first floor. Glazed door to the front. Double doors to:

#### Garden Room

16'0" x 8'8" (4.89 x 2.66)

UPVC double glazed and stone construction with French doors to the rear. Electric heater. Wall lights.

#### External Laundry Room

9'9" x 5'2" (2.98 x 1.60)

Door to the side. Window to the rear. Plumbing for washing machine. Belfast sink. Cupboards and shelving.

## FIRST FLOOR

### Bedroom One

15'8" x 15'5" (4.80 x 4.70)

Double glazed windows to the front with stone mullions. Electric radiator. Access to loft space. Door to bedroom two. Door to:

### En Suite Shower Room

Electric heater. Three piece white suite with part tiled surrounds comprising double shower cubicle with mains shower over and sliding doors enclosing, pedestal wash hand basin and w/c. Extractor fan. Vinyl flooring. Glazed door to:

### Linen Room

7'11" x 6'4" (2.43 x 1.95)

Double glazed windows to the front with stone mullion. Linen shleving.

### Bedroom Two

14'4" x 8'8" (4.37 x 2.65)

Dual aspect double glazed windows to the front and rear with stone mullions. Door to:

### Bedroom Three

11'6" x 9'5" (3.52 x 2.88)

Double glazed window to the rear. Built-in wardrobes. Door to the:

### First Floor Landing

Double glazed windows to the front and rear with stone mullions. Electric heater. Staircase to attic room. Doors off.

### Bathroom

Double glazed window to the front. Electric radiator. Three piece white suite with part tiled surrounds comprising panelled bath with electric shower over, pedestal wash hand basin and w/c. Vinyl flooring.

## SECOND FLOOR

### Attic Room

27'6" x 13'1" (8.4 x 4.0)

Skylight to the front. Vaulted ceiling with exposed beams. Storage area. Restricted ceiling height.

## THE ANNEXE

### Porch

Door to the front. Tiled floor. Coat hanging space. Door to the:

### Open Plan Living Room/Kitchen

15'0" x 13'3" max (4.57m x 4.04m max)

Two double glazed windows to the front. Electric heater. Wood flooring, exposed beams and inset ceiling spotlights. Door to the bedroom.

### Kitchen Area

Modern wall, base and drawer units with tiled splash-backs and work surfaces. Stainless steel sink drainer unit with mixer tap. Built-in two ring electric hob. Built-in high level electric oven. Integrated fridge. Breakfast bar.

### Bedroom

9'3" x 9'2" (2.82 x 2.80)

Double glazed window to the front. Electric heater. Built-in double wardrobe. Wood flooring. Sliding door to the:

### Shower Room

Chrome heated towel rail. Modern three piece white suite with tiled surrounds comprising double shower cubicle with electric shower over and sliding doors enclosing, wash hand basin with cupboard under and w/c. Extractor fan. Tiled flooring.

## THE LODGE

### Kitchen Area

7'8" x 6'2" (2.35 x 1.88)

Wall and base units with tiled splash-backs and work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Electric cooker with extractor over. Terracotta tiled flooring. Stable door to the front with mat-well.

### Living Area

14'0" x 11'5" (4.27 x 3.50)

Double glazed windows to the front and side. Electric radiator. Stairs to the bedroom. Bi-fold doors to the:







### **Bathroom**

Obscured glazed window to the side. Electric towel radiator. Three piece white suite with part tiled surrounds comprising square plunge bath with mixer shower over, wash hand basin and w/c. Extractor fan. Shaving point.

### **FIRST FLOOR**

#### **Bedroom**

16'5" x 13'6" max (5.00m x 4.11m max)  
Maximum dimensions measured into eaves. Low level double glazed window to the side. Velux window to the rear. Exposed beams. Built-in storage.



### **EXTERNALLY**

#### **Grounds**

Double five-bar gates onto driveway leading up to the workshop and barn; and onto main courtyard with parking for numerous vehicles. Double gates leading to inner courtyard. Two large stone built storage sheds with pitched tiled roofs and cladding.

#### **Gardens**

The Cottage features a walled front courtyard style garden with area laid to gravel and a variety of plants and shrubs. Stone built porch over front door. Outside tap. Good sized rear garden comprising large paved patio area to the immediate rear, raised bed, brick built pizza oven, area laid to gravel with pergola, additional brick paved patio area, fishpond, summer house, areas laid to lawn and a variety of plants, trees and shrubs. Picket fencing enclosing vegetable garden. External taps and lights. All enclosed by walling. There is an large additional garden area to the rear of the barn siding onto fields, comprising area laid to lawn, mature trees and shrubs, summer house and chicken run. Enclosed by fencing and walling. The Lodge has a small raised courtyard laid to artificial lawn.





### **The Barn**

265'8" x 18'0" (81.0 x 5.5)

Stone built barn with timber cladding and re-roofed pitched tiled roof. Oak beams. Windows to the side and rear. Double doors to the rear and side. Stable door to the front. Fore court to the front.

### **Garage**

15'3" x 7'4" (4.66 x 2.25)

Double doors to the front. Power and lighting.

### **Workshop**

15'3" x 9'9" (4.66 x 2.98)

Window and door to the front. Power and lighting. Opening to the:

### **Store Room**

15'3" x 10'0" (4.66 x 3.05)

Windows to the front and side. Door to the front. Power and lighting.

### **Main Out Building/Workshops**

Large single story building with mezzanine office space. Windows to the front, sides and rear. Sky lights. Double doors to both side elevations. Personal doors to the front and rear. Divided into 5 workshop and three store rooms/areas.

### **Workshop A**

32'1" x 21'1" max (9.8 x 6.44 max)

### **Workshop B**

28'2" x 10'4" (8.60 x 3.16)

### **Workshop C**

20'11" x 16'8" (6.38 x 5.10)

### **Workshop D**

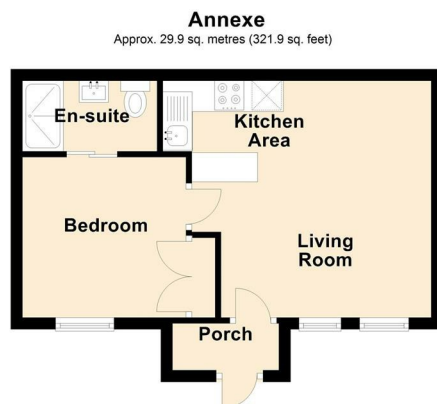
29'0" x 11'2" (8.85 x 3.42)

### **Workshop E**

20'7" x 10'11" (6.28 x 3.35)

Stairs to mezzanine.



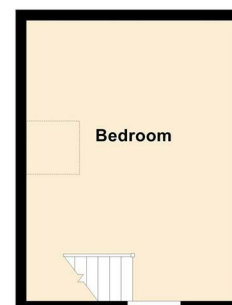


**The Lodge - Ground Floor**  
Approx. 22.5 sq. metres (242.6 sq. feet)



Total area: approx. 43.6 sq. metres (469.0 sq. feet)

**The Lodge - First Floor**  
Approx. 21.0 sq. metres (226.5 sq. feet)



### Council Tax Bands:

The Cottage - Band B

The Annexe - Band A

The Lodge - Band A

### PLEASE NOTE:

Our Sellers of this property would like all interested parties to note:

A) The solar panels installed to the barn roof feed into the main property (the Cottage) & The Annexe. The Cottage was originally two dwellings made into one and as a result of this, the Cottage has two electric supplies. The Solar Panels only supply electricity to the right hand side of the subject.

B) The Cottage has vehicular access across the lane (owned by the Mill) which commences from Canal Road. Once past the Mill and beyond The Willow Tree, the driveway belongs to The Cottage and the residents of Ladydown House and Neighbouring barn enjoy vehicular access.

C) Gas is not connected to the property but there is a supply to the double gates at the entrance.

D) The Original Cottage Dates Back to 1776

E) The property is sold with no chain, our sellers will move into rented accommodation to facilitate a quick sale but will require four weeks between exchange of contracts and completion in order to clear the property.

F) The property is on Mains Drainage.

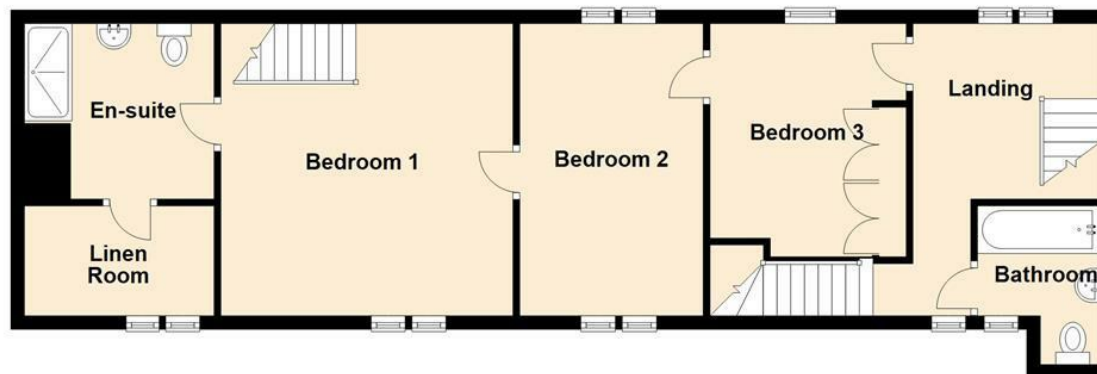
### The Cottage - Ground Floor

Approx. 87.0 sq. metres (936.2 sq. feet)



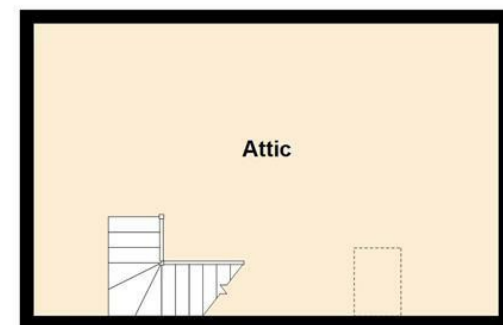
### The Cottage - First Floor

Approx. 68.7 sq. metres (739.8 sq. feet)



### The Cottage - Second Floor

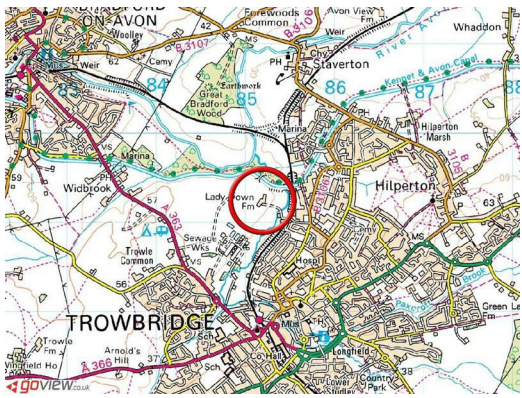
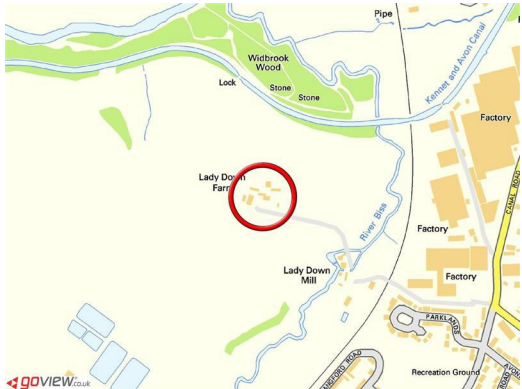
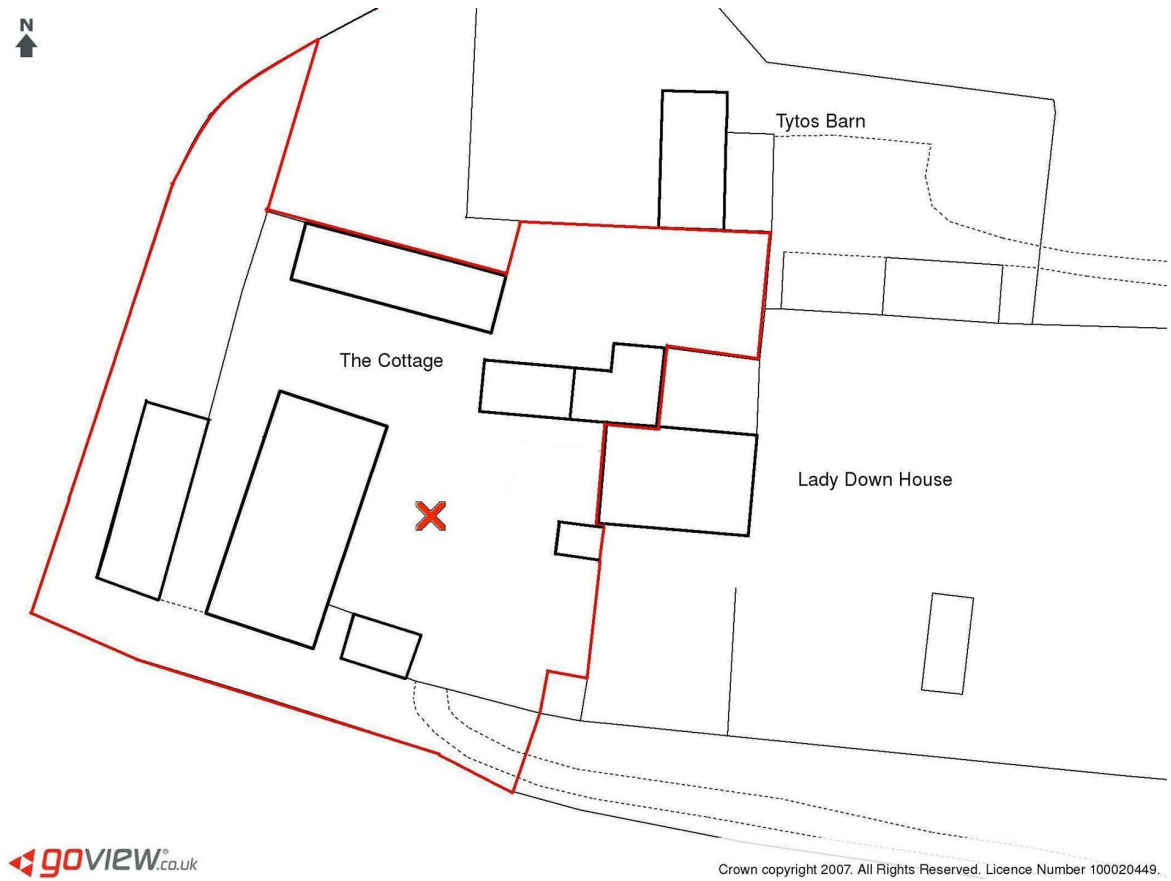
Approx. 29.4 sq. metres (316.8 sq. feet)



Total area: approx. 185.1 sq. metres (1992.8 sq. feet)



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



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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.