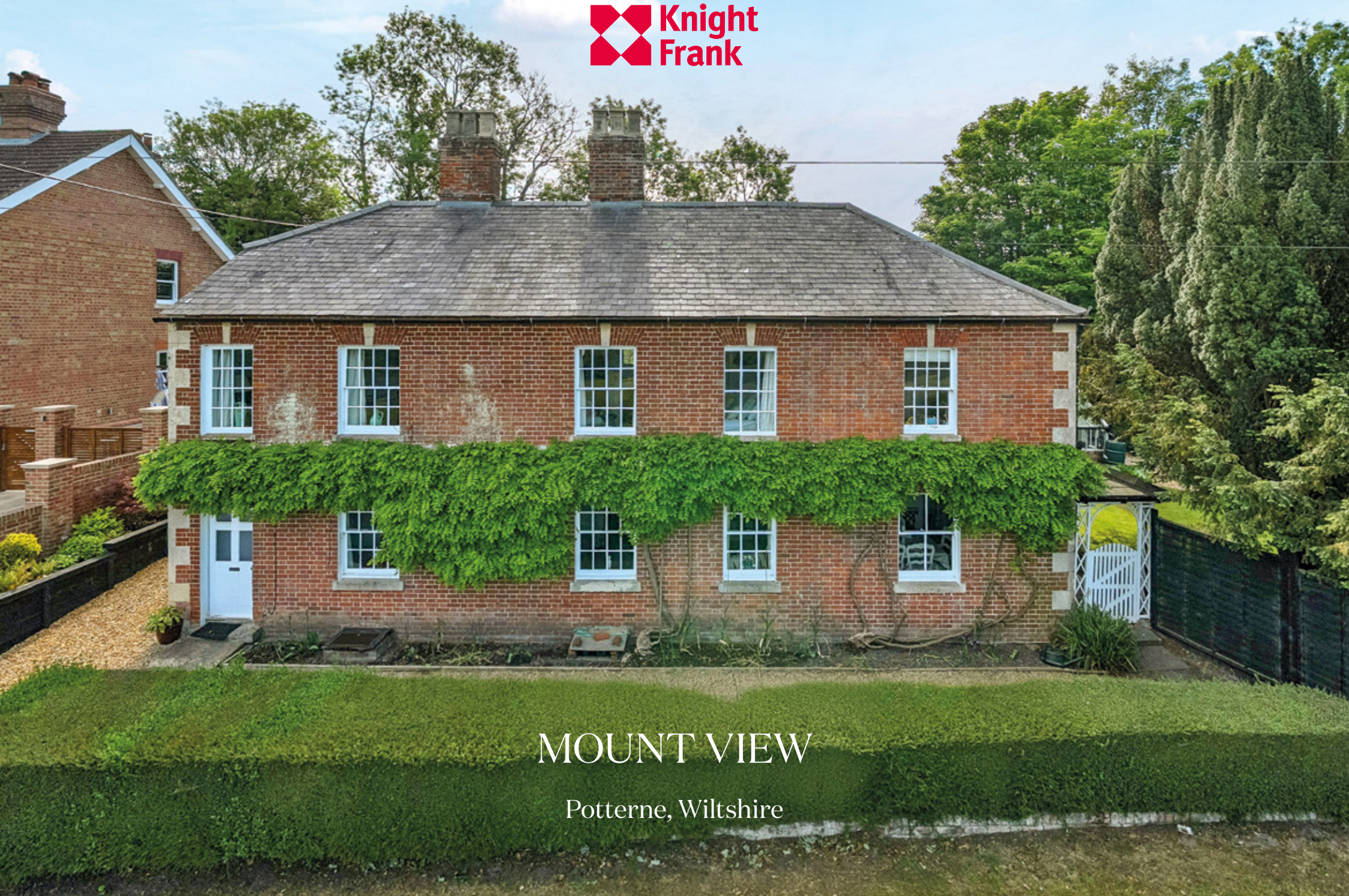




# MOUNT VIEW

Potterne, Wiltshire



# AN ATTRACTIVE VILLAGE HOUSE WITH TWO BEDROOM COTTAGE, STUDIO AND EXCELLENT INCOME POTENTIAL

Mount View is a spacious family house with flexible accommodation and situated on the edge of a popular village and well-placed for excellent schools



EPC band: House E, Cottage F

Local Authority: Wiltshire Council

Council Tax: House E, Cottage C

Postcode: SN10 5LN

What3words: ///cherub.tidying.tastings

Services: Mains electricity, water and drainage. Heating: house oil, cottage LPG and studio electric

# LOCATION

Mount View is an impressive family home situated on the edge of Potterne, a popular village lying to the south of the market town of Devizes. The village has a pub, church, village hall, playing fields and a shop/Post Office.

Devizes has a comprehensive range of shopping and recreational facilities including the Kennet & Avon canal and a thriving weekly market. The market town of Marlborough is easily accessible with the major centres of Bath, Swindon and Salisbury being within a 25 mile radius. Train services to London Paddington are available from Chippenham, Pewsey and Waterloo from Westbury and Andover. The M4 to the north and A303/M3 to the south provide fast access to London and the West Country.

There are many well-regarded state and independent schools in the area including Lavington School, Devizes School, Dauntsey's, Marlborough College, St Marys in Calne, Stonar and St Francis.

**Distances:** Devizes 1 miles, Pewsey 13 miles (Paddington from 60 minutes), Marlborough 15.5 miles, Salisbury 24 miles. (All distances and times are approximate).

# THE PROPERTY

Mount View is a beautifully presented family house with light, versatile accommodation; it is Grade II listed and is believed to date from 1841.

There is an impressive kitchen with quarry tile floor and island/breakfast bar. The adjacent conservatory has planning to be replaced with an oak-framed garden room. Beyond the kitchen is a family room with woodburning stove, double-aspect dining room, attractive sitting room with open fire and a study. A good-sized cellar provides useful storage. On the first floor there is a principal bedroom with shower room, four further bedrooms, a family bathroom and shower room. The rooms enjoy wonderful rural views or overlook the garden.





Mount View Cottage is tastefully presented and is attached to the house; it provides great potential to be let to generate income or it could be used for guests or family members. The attractive two storey studio is currently used as a gym but could be used as a home office/games room or could potentially be let.

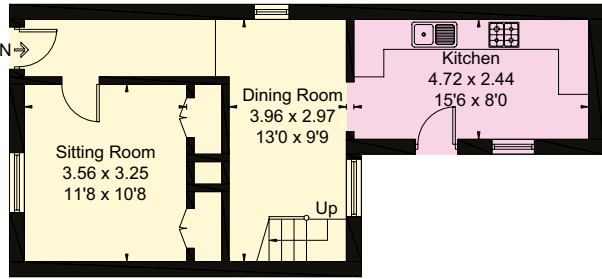
The rear garden is enclosed by a wall and is exceptionally private. There is a lawned area and sheltered courtyard terrace providing excellent outdoor entertaining space. The south-facing garden to the side of the house has fruit trees, vegetable beds, planted borders and a summerhouse with light and power. There is parking area to the rear of the property.

## VIEWING

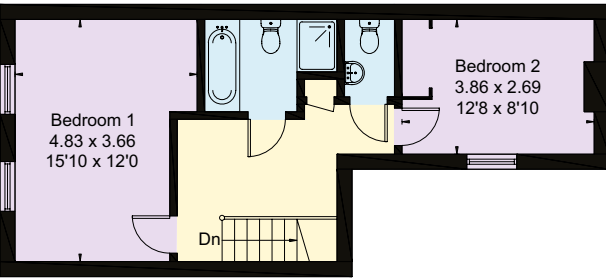
Viewing by prior appointment only with the agents.



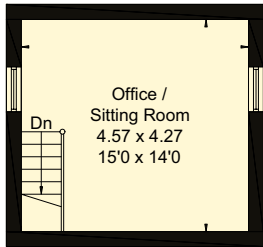
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



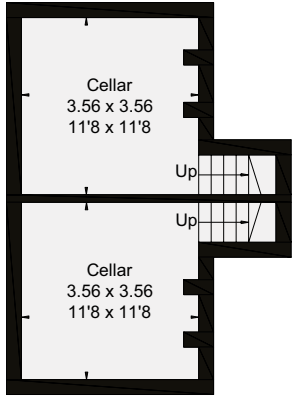
Mount View Cottage – Ground Floor



Mount View Cottage – First Floor

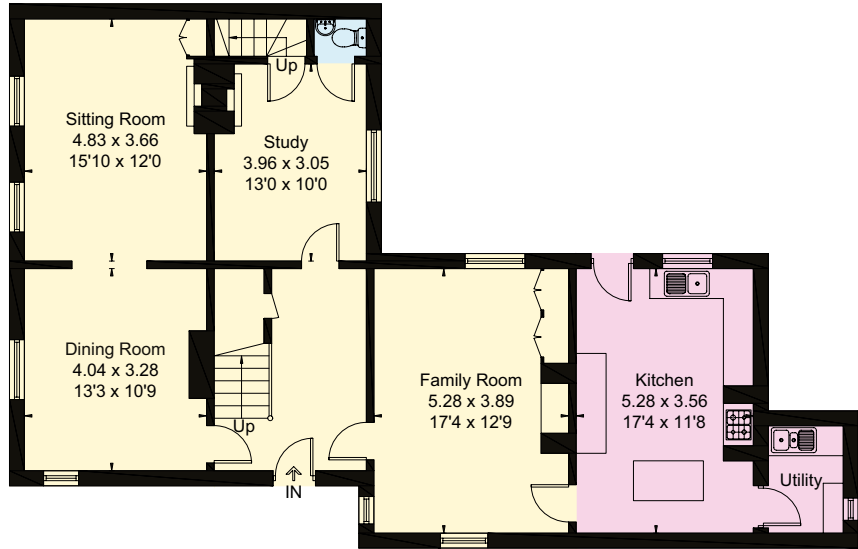


Studio – First Floor

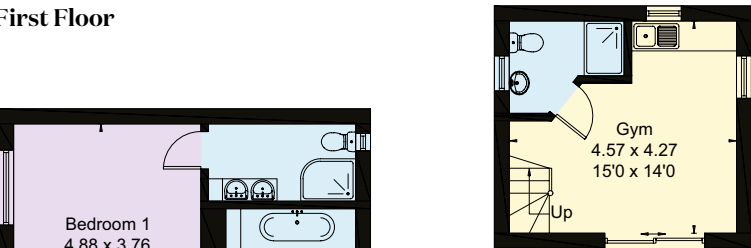


Lower Ground Floor

(Not Shown In Actual Location / Orientation)

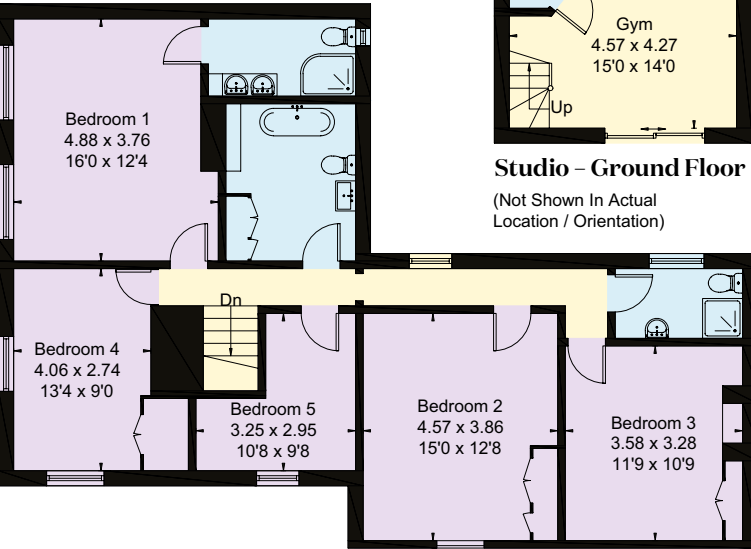


Mount View House - Ground Floor



Studio – Ground Floor

(Not Shown In Actual Location / Orientation)



Mount View House - First Floor

Approximate Gross Internal Area = 243.8 sq m / 2624 sq ft  
Annexes = 129.3 sq m / 1392 sq ft  
Total = 373.1 sq m / 4016 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted  
to tell you more.

**Rob Wightman**

01488 688547

rob.wightman@knightfrank.com

**Knight Frank Hungerford**

Ramsbury House, 22 High Street

Hungerford, RG17 0NF

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2025. Photographs and videos dated June 2025. Reference: RMCW/ HNG012593431. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.