



THE OLD FORGE

All Cannings, Wiltshire



AN ATTRACTIVE VILLAGE HOUSE WITH BEAUTIFUL GARDEN AND FANTASTIC FORMER FORGE

The Old Forge is a charming property with light and spacious accommodation

			EPC
4	2	2	F
			

Local Authority: Wiltshire Council

Council Tax: House F

Services: Mains electricity, water and drainage. Night storage heating. Rayburn provides hot water. Water softener.

Postcode: SN10 3NS

What3words: ///slimming.vessel.speeds

LOCATION

The Old Forge is a property of enormous character and charm, situated in the heart of All Cannings, a popular village lying to the east of Devizes. The village has a shop, primary school and The Kings Arms pub. The pretty market towns of Devizes and Marlborough provide a comprehensive range of shopping and recreational facilities including thriving weekly markets.

Regular train services to London Paddington are available from Pewsey with the M4 to the north providing access to London and the West Country. In addition to the primary school there are many well-regarded state and independent schools in the area including Devizes School, Dauntsey’s, Marlborough College, St Marys in Calne and St Francis.

Distances: Devizes 6 miles, Pewsey 7 miles (Paddington from 60 minutes), Marlborough 11 miles (All distances and times approximate).



THE PROPERTY

The Old Forge is a delightful grade II listed property believed to date from the 1650’s with later Victorian additions and a 1980’s extension. The thatch was replaced in 2024.

The rooms are light and include an attractive kitchen with Rayburn and former bread oven. A dining room leads into a double-aspect sitting room with a fireplace and French windows providing access to a sheltered terrace. There are four bedrooms, a bathroom and shower room on the first floor.

The classic cottage garden is south-facing and amounts to about 0.34 acres; it is mainly laid to lawn with a variety of mature shrubs, well-stocked borders and fruit trees including apple and mulberry. There is a productive fruit cage, an ornamental pond, a well and greenhouse.

The former forge provides excellent garaging and storage space and, subject to planning, it could be converted for other uses.



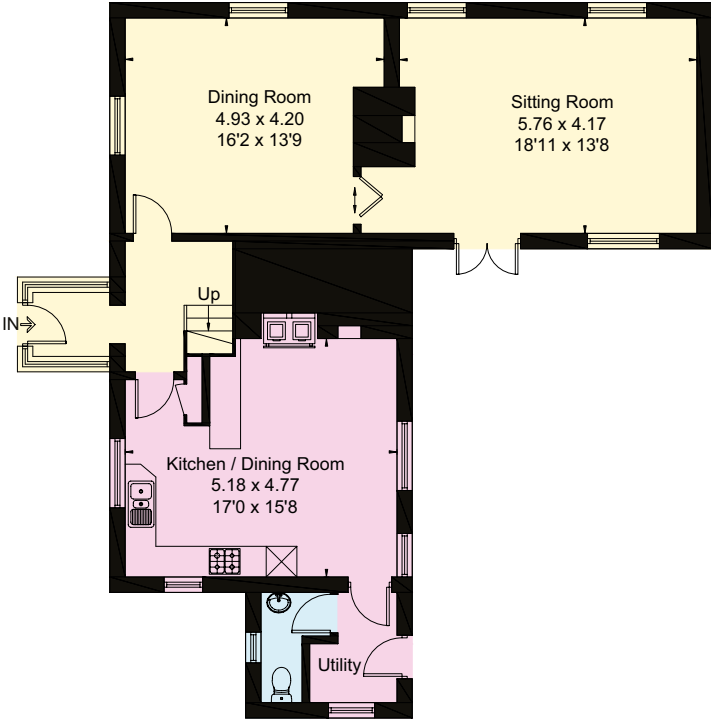
There is a further outbuilding used for garden storage purposes and a gravelled parking area to the front of the house and forge.

VIEWING

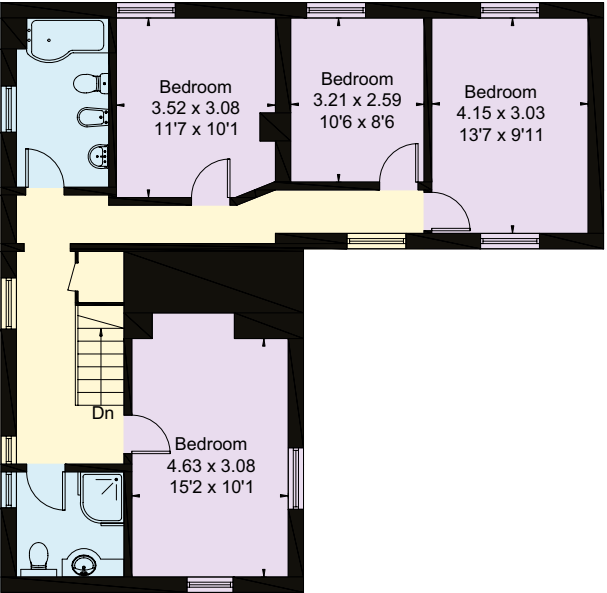
Viewing by prior appointment only with the agents.



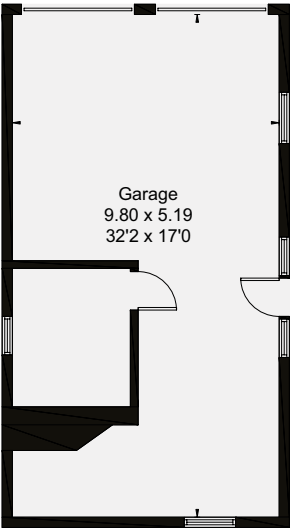
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



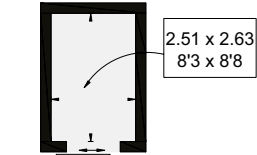
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Approximate Gross Internal Area = 173.7 sq m / 1870 sq ft
Outbuildings = 66.8 sq m / 719 sq ft
Total = 240.5 sq m / 2589 sq ft
(Excluding Open Storage)

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](https://www.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 July 2025. Photographs and videos dated June 2025. Reference: RMCW/HNG01250517. 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.