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**LOCK & KEY**  
*Estate Agents*



## Townsend Farm North Semington Road , Melksham, SN12 6DL

Lock and Key independent estate agents are pleased to offer this very rare opportunity to acquire this attractive, former period farmhouse called Townsend Farmhouse North, believed to be originally built in the 1800's still retaining much of its character and so beautifully laid out, extended and therefore spacious throughout with fabulous rooms to enjoy offering just over 2800 square foot of internal accommodation (3100 sq ft external including garage and home office).

This former farmhouse is a unique home to admire and pleasantly situated tucked away on the older part of Semington Road proudly sat in approximately 0.75 acres of plot / surrounding gardens. It also has the dual benefits of a convenient location where you can easily access the amenities of our bustling market town of Melksham and its amenities but also in a hop, skip and a jump down the road further leads you to open countryside walks and our cherished canal walks and the favoured village of Semington. Viewing is strongly recommended.

**£700,000**

# Townsend Farm North Semington Road

, Melksham, SN12 6DL



- Attractive Former Farmhouse
- Sat Proudly On Approximately 0.75 OF An Acre Of Plot
- Parking & Garage
- Unique, Handsome Period Home
- Period Property Believed To Originally Be Built In The 1800's
- Four/Five Bedrooms
- Stunning Receptions Rooms, Fabulous Conservatory, Beautiful Vaulted Kitchen
- Semi Detached With Over 2800 Sq Ft Of Internal Accommodation
- Separate Home Office & Utility
- En-suite, Shower Room, Bathroom

## Situation

## Accommodation

## Sitting Room

## Dining Room

## Snug

## Conservatory

## Fitted Kitchen

## Inner Hall

## Shower Room

## First Floor Split Level Landing

## Bedroom

## Family Bathroom

## Bedroom

## Bedroom

## En-Suite

## Second Floor

## Bedroom

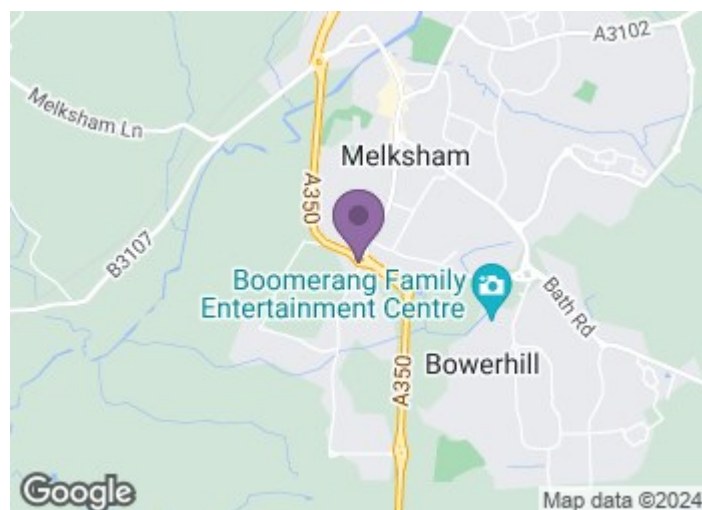
## Study/Bedroom

## Externally

## Rear Garden

## Garage/Workshop & Parking

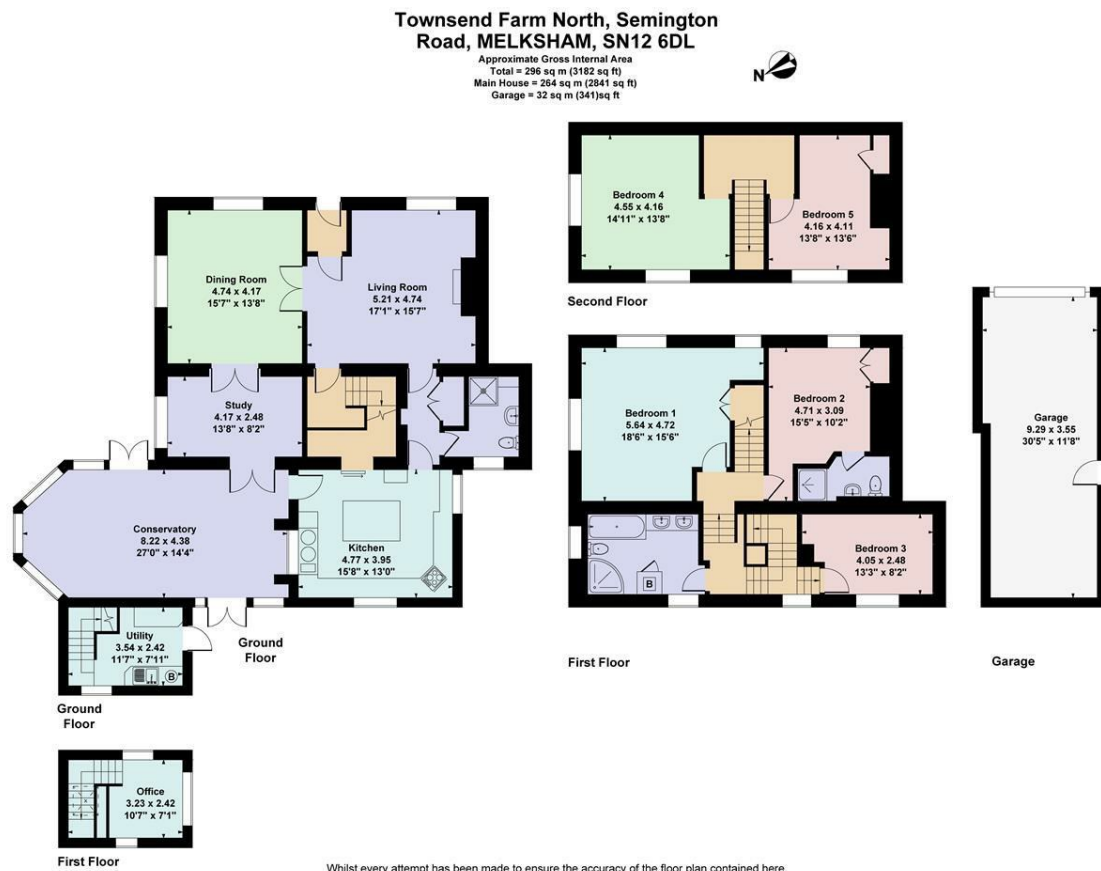
## Directions



## Directions



## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This is for illustrative purpose only and should be used as such by any prospective purchaser.  
[www.meyerenergy.co.uk](http://www.meyerenergy.co.uk)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	