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LOCK & KEY
Estate Agents



73 High Street
, Semington, BA14 6JR

Lock and Key independent estate agents are pleased to offer this beautiful five bed detached period property called The Old Manor House, believed to date back to c1686 with 3270 sq ft of accommodation internally and set in approx 0.48 of an acre gardens in total situated in the highly favoured village of Semington. As one enters the main residence, an old wooden front door opens and you step into a welcoming entrance hall that features real wooden floors and historical wood-panelling that gives access to the dual aspect sitting room and its open fireplace. Leading on is a formal impressive dining room with windows to the south and west and high vaulted ceilings and beams. On the opposite side of the entrance hall is a drawing room with a fireplace (not working) adding balance to the accommodation as this space would also suit perfectly as a playroom or a home office. At the rear is a fabulous bespoke kitchen / dining room that spans almost 20ft and a door taking you into a useful shower room. Ascend the charming rich wooden staircase with its exposed stone wall and panelling and you will find a spacious landing that supports a study area. Occupiers of the main bedroom can enjoy a lovely view over the rear garden and an en suite bathroom. This bathroom can also be accessed by the fifth double bedroom, which is currently used as a sizeable 'full-time' dressing room serving the main bedroom. The second largest bedroom comes with its own en suite shower room with W.C and sink. The expansive second landing supports another suitable space for a desk, two more impressive double bedrooms and an en-suite. Externally there is a wonderful mature rear garden of approx 0.48 of an acre, this impressive garden has been transformed into an orchard which bears an array of thriving fruit trees and flowers, patio area and out buildings. The large double car barn is accessed via a long private drive offering ample parking for numerous vehicles. Viewing is strongly recommend

£795,000

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- Beautiful Grade II Listed Detached Period Property
- Additional Useful Outbuildings With Potential (subject to any required consents)
- Abundance Of Character With Exposed Beams, Wood, Floors, Panelling & Fireplaces
- Believed To Date Back To 1686 & Utterly Gorgeous
- Four Reception Rooms, A Fabulous Bespoke Large Kitchen / Dining Room
- Highly Flexible Accommodation Totalling Around 3270 Sq Ft
- Long Private Driveway, Electric Gates Leading To Double Car barn & Ample Parking
- Beautiful Mature Gardens At Front & Rear Totalling Close To Approximately Half An Acre
- Five Bedrooms & Four Bathrooms/En-Suites
- Situated In Favoured Village & Convenient To Lovely Country & Tow Path Walks

Situation

Accommodation

Entrance Hall

Sitting Room

Dining Room

Drawing Room

Kitchen / Dining Room Room

Shower Room

First Floor Landing

Master Bedroom

En-Suite

BedroomTwo

En-Suite

Bedroom Five

Second Floor

Bedroom Three

Bathroom

Bedroom Five

Externally

Double Car Barn & Parking

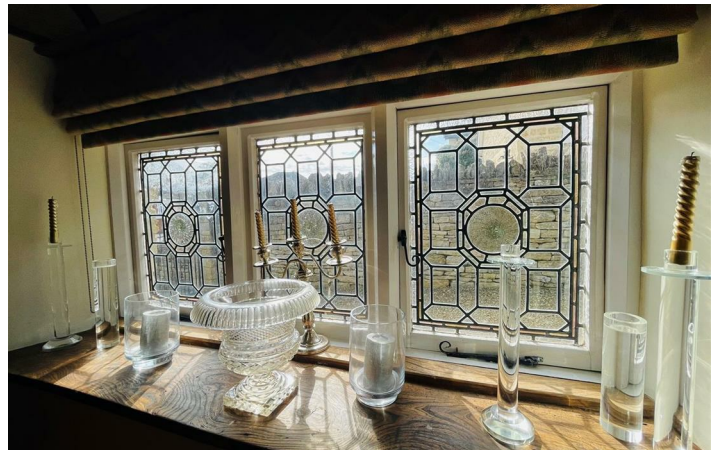
Rear Garden

Boiler Room/Utility

Directions



Directions



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Floor Plan



© Meyer Energy 2024. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

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 firms 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) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	