

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: [info@homesinmelksham.co.uk](mailto:info@homesinmelksham.co.uk)

[www.homesinmelksham.co.uk](http://www.homesinmelksham.co.uk)

**LOCK & KEY**  
*Estate Agents*



## 19 The Street , Broughton Gifford, SN12 8PW

Lock and Key independent estate agents are pleased to offer to the market Holly Cottage which was a former Weavers Cottage back in the day, positioned in the heart of the village conservation area in the highly favoured village of Broughton Gifford and believed to date back to the 1700's set back and having wonderful views over the open fields to the rear. The accommodation is brimming with character features, fires, lovely recessed areas, exposed stone walls, mullion and stone windows, beams, book shelving and more. Based on two floors, comprising; an entrance hall, useful utility/cloakroom, living room with log burner slate hearth and antique style pine surround, oak effect flooring, alcove with timber beam, downlighting, dining room with dual aspect stone mullion windows, oak effect flooring, exposed timber beams, fireplace with recess having built-in shelf and fire, and a fitted kitchen with picture windows overlooking garden and field beyond.

On the first floor are three bedrooms, with pleasant aspects and features, a useful study / cot room and a family bathroom. Externally there is a gravelled drive parking leading to the garage, side access to the lovely south west facing rear garden offering the beautiful views and backing onto fields. A real gem. Viewing is strongly recommended.

**£600,000**

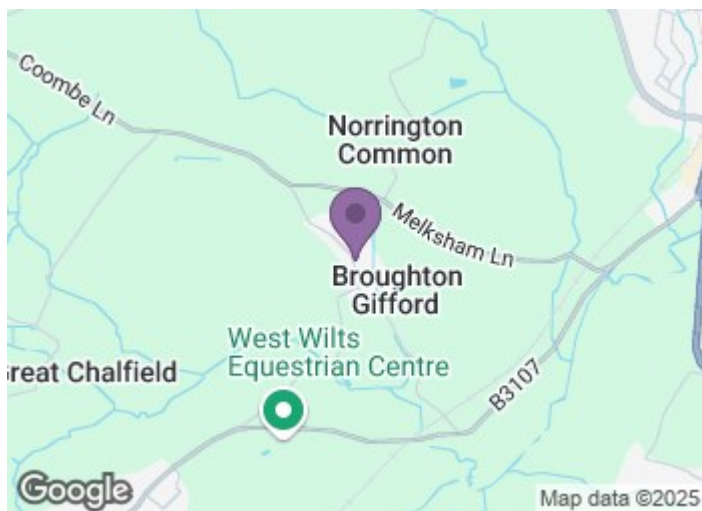
# 19 The Street

, Broughton Gifford, SN12 8PW



- Attractive Period Cottage
- Believed To Date Back To The 1700's
- Dining Room & Fire
- Parking, Garage & Backing Onto Fields
- Brimming With Character
- Set Back In Favoured Village
- Three Bedrooms & A Useful Study
- Former Weavers Cottage
- Living Room, Fire, Bookcase & Shelving
- Cloakroom/Utility, Kitted Kitchen

## Situation



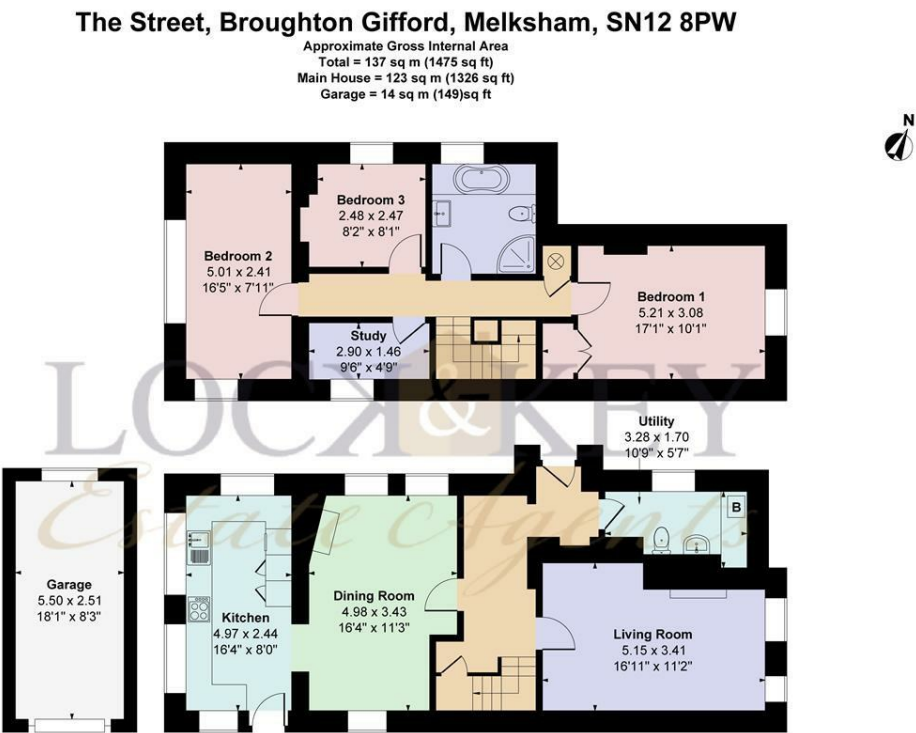
## Directions







Floor Plan



© Meyer Energy 2025. 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		79
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	