



Church Street, Calne
Price Guide £400,000



With no onward chain, this is a truly unique and fascinating Grade Two Listed semi-detached four bed period property situated in the Heritage Quarter of the town, just a short walk away from the town centre shops and amenities. The property retains a wealth of original architectural features throughout including flagstone flooring, exposed stone work, timber beams and stone mullion windows. The home offers a welcoming entrance hall, guest cloakroom, living room with inglenook fireplace, good sized dining room and fitted kitchen with cellar utility. On the first floor are three good sized bedrooms, some with fireplaces intact, and a bathroom leading off a spacious landing. The top attic floor offers an open-plan study area, a further bedroom and a store room. Externally there is a charming terraced courtyard garden, ideal for relaxation and recreation. The home benefits from gas central heating and has great potential to be improved and upgraded.



THE HERITAGE QUARTER

The area surrounding the home has been recently classed as a Heritage Quarter as it is steeped in history. There is the Norman Church and close by is the large Merchants Green surrounded by impressive period homes. There are quaint shops on Church Street and a walkway takes you to St Mary's Courtyard. Close by is the Heritage Centre, the river Marden and Calne centre that enjoys a host of facilities. Calne is famous for Wiltshire Ham and the Discovery of Oxygen.

ACCESS AND AREAS CLOSE BY

The home is placed just to the south of Calne centre. Close by are country walks and it is a gentle stroll to the multiple facilities of the town. To the east, down the A4, you will pass Cherhill White Horse, Historic Avebury and then onto Marlborough. To the west is Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound. South is the market town of Devizes and routes to Salisbury and the coast. There is a regular bus route (No 55) that connects Chippenham to Swindon train stations and takes in Derry Hill, Lyneham, Royal Wootton Bassett plus villages in between.

ENTRANCE HALL

18' x 13' max (5.49m x 3.96m max)

On entering the home through the original solid wood front door, you are greeted by a spacious and welcoming entrance hall that has a wealth of period architectural features. There are exposed wall and ceiling timbers, a quarry tiled floor, an exposed stone wall and a stone

mullion casement window to the front. A window seat with storage beneath houses the electricity meters. There is an understairs cupboard. A door leads to the guest cloakroom, stairs rise to the first floor and an opening leads to the living and dining rooms.

CLOAKROOM

5'09 x 3'07 (1.75m x 1.09m)

The cloakroom has painted wood wall panelling and exposed stone and comprises a modern wall hung water closet and handwash basin. Two wall cupboards. Quarry tiled flooring.

LIVING ROOM

15'03 x 10'03 (4.65m x 3.12m)

A doorway leads through to the cosy living room, which has flagstone flooring, exposed ceiling beams and wall timbers. There is a stone mullion casement window to the front. The room has ample space for a sofa and armchairs alongside other furniture, arranged around a stunning inglenook fireplace with exposed stonework and original timber lintel. An electric fire is positioned within the fireplace. A doorway and window opening through to the dining room give this area of the home an open-plan style.

DINING ROOM

15' x 10'01 (4.57m x 3.07m)

The dining room has a continuation of the flagstone flooring and has the benefit of a substantial dresser base for storage, with a decorative tiled top. The room can happily accommodate a dining table with seats for multiple guests, alongside other dining room furniture. Two alcoves, one with timber lintel

over.

A window and part-glazed stable door opens to the rear garden and there is an opening to the kitchen.

KITCHEN

10'09 x 9'06 (3.28m x 2.90m)

The flagstone flooring continues into the kitchen, which is fitted with a range of wooden floor and wall cupboards, tiled wood-edged worktops and matching splashbacks. A stainless steel one and a half sink and drainer, with mixer tap and separate hard water tap, is situated underneath a beautiful stone mullion and leaded casement window with deep tiled sill. There is an integrated Stoves mid-height double oven and a four-ring gas hob. Space for dishwasher and under-counter fridge. An original timber door leads to the cellar utility room. Ceiling beams.

CELLAR UTILITY ROOM

7'05 x 6'04 (2.26m x 1.93m)

Stepping down to a cellar room which is used as a utility space. The combi boiler is situated here, alongside a water softener and plumbing for a washing machine.

FIRST FLOOR LANDING

Carpeted stairs and wood panelled walls to the staircase between the ground and first floor. The first floor landing is carpeted and gives access to three of the bedrooms and the bathroom. The lovely balustrade staircase has a mahogany handrail that curves elegantly all the way to the top floor.

BEDROOM ONE

19'07 x 11'01 (5.97m x 3.38m)

This fantastic room is substantial in size and can accommodate a super kingsize bed, bedside tables, multiple chests of drawers, wardrobes and seating. French windows open out to a brick and stone paved patio, providing an idyllic area to sit, read and relax. There is a decorative Rococo style fireplace surround, wall lights and the room is fitted with carpet.

BEDROOM TWO

15'03 x 10'06 (4.65m x 3.20m)

A good sized room with a casement window that faces the front, with a window seat and storage beneath. Extensive exposed wall timbers, ceiling beam and decorative fireplace surround. Space allows for a kingsize bed alongside other bedroom furniture. There is a built-in bookcase and the room is fitted with carpet. An opening leads to a 'Jack and Jill' style storage area with casement window to the front, shared with bedroom three.

BEDROOM THREE

11'03 to window recess x 9'03 (3.43m to window recess x 2.82m)

Entering this room either from the landing or from the shared storage area that connects with bedroom two. This good sized double bedroom is currently set up as a study space and has a triple casement window facing the front of the home. Original fireplace surround, ceiling beam and fitted with carpet.

BATHROOM

9'11 x 8'02 (3.02m x 2.49m)

The bathroom is of a really good size and

comprises a modern wall-hung water closet, decorative pedestal hand basin and a large walk-in, level access shower cubicle with electric shower. A sash window with window seat and storage faces the rear. There is a substantial storage cupboard and shelved wall cupboard. Wall panelling and tiled finishings. Vinyl tiled flooring.

SECOND FLOOR LANDING

The staircase continues to the attic level and the landing has the bonus of useful under eaves storage and the Velux window provides a good source of natural light to the stairwell and landing. Doors open to the store room and bedroom four.

STUDY AREA

16'10 including landing x 9'05 (5.13m including landing x 2.87m)

Open-plan to the landing, the study area has an exposed stone gable wall, a 'platform' of stripped pine floorboards and exposed wall and ceiling timbers. There is ample space for an office desk, chair and other furniture and a dormer window faces the front.

BEDROOM FOUR

10 x 9'02 (3.05m x 2.79m)

Bedroom four can accommodate a double bed within the A frame of the room and has deep eaves storage space on either side, including a large boarded storage area running the depth of the house. Carpeted, with a dormer window to the front, exposed stone and timbers.

STORE ROOM

7'04 x 5'05 (2.24m x 1.65m)

This room has painted floorboards, exposed stone gable wall and a window to the rear.

EXTERNAL

Outlined in more detail

FRONT GARDEN

There are privet hedging and mature shrubs in the front garden, with stone steps and wrought iron railings either side of the portico front door.

REAR COURTYARD GARDEN

The rear walled courtyard garden can be accessed either from the dining room or from the French windows of bedroom one. Steps rise up from ground level to a decorative brick and stone paved patio, perfect for a bistro dining area and pot plant display. The borders are planted with an array of mature shrubs, trees and flowering plants. There is a stone water feature, a timber pergola and further seating area on the ground level and a covered storage area.

VAULTED BASEMENT STORE

The vaulted basement provides useful garden storage and has the benefit of power and light.

COUNCIL TAX BAND

Council tax band D







2ND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 1572 sq.ft. (146.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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