



**Market Hill, Calne**  
**£425,000**





Set in the heart of Calne, this truly unique period home has been in the same family for over 75 years.

The charming property presents an exciting opportunity to purchase a Victorian Grade II Listed three-bedroom home full of original period charm. Offering accommodation over three stories and a cellar. Comprising; three bedrooms, a family bathroom, additional attic rooms, four reception rooms, a kitchen with larder, a guest cloakroom and plenty of potential with a previous shop located at the front of the home.

There is the bonus of an enclosed walled garden, with well-stocked beds and a lawn area, a patio for alfresco dining. Offered for sale with NO CHAIN!





## THE HOME

Located in the centre of the historic market town of Calne. The elevated position offers views over the town and convenient access to the local amenities including independent shops and eateries as well as supermarkets. Countryside walks are a short stroll away from the property.

## FRONT RECEPTION ROOM FORMER BAKERY/SHOP

**16'5 x 12'6 (5.00m x 3.81m)**

Upon entering the property, you are welcomed by an entrance lobby with quarry tile flooring leading to the former shop space. Once a bakery and retail shop, this versatile area offers endless possibilities for a variety of uses. It features cabinets with worktops, a sink and a striking marble fireplace.

## ENTRANCE HALLWAY

The hallway leads to the snug/office.

## SNUG/ OFFICE

A spacious snug or versatile office area offers convenient access to both the living room and dining room, providing flow and functionality.

## INNER HALL

**9'9 x 9 (2.97m x 2.74m)**

With a door to the snug, living room and shop front. 19th Century left-hand staircase with stick balusters. Access to the cellar and storage under the stairs.

## DINING ROOM

**14 x 13'10 (4.27m x 4.22m)**

Strategically situated to seamlessly connect the kitchen and conservatory, this expansive entertaining area comfortably accommodates a family-sized dining table and chairs, making it perfect for hosting gatherings. The space also features a built-in dresser, a charming fireplace and a wall-mounted gas boiler.

## KITCHEN

**4'10 x 6'1 (1.47m x 1.85m)**

Located at the rear of the property, doors open to a larger storage cupboard and the rear garden. Featuring wood wall and base cabinets with an inset ceramic sink and a half with a drainer, integrated chest-height oven and grill. Gas hob and space for a washing machine.

## GUEST CLOAKROOM

Wash basin and water closet.

## GARDEN ROOM

**11'3 x 10'4 (3.43m x 3.15m)**

Connecting doors from the dining room and the living room, with sliding patio doors to the garden patio. The room provides a seamless connection to the outdoors, the perfect spot to relax.

## LIVING ROOM

**14 x 13'2 (4.27m x 4.01m)**

A warm and inviting living room offers ample space for multiple sofas and display furniture, thoughtfully arranged around a gas fire with a surround and stone hearth. The room boasts a range of period features, including a decorative architrave, an exposed ceiling beam, built-in glass cabinets and light-enhancing glass windows. Double doors lead to the garden room, seamlessly extending the living area for greater versatility.

## FIRST FLOOR LANDING

The wide landing offers doors that open to the master bedroom, the family bathroom, bedrooms two and three as well as the door to the attic rooms.

## MASTER BEDROOM

**18 x 16 (5.49m x 4.88m)**

Situated at the front of the home, the generously proportioned master bedroom offers views over the rooftops of historic Calne through secondary-glazed windows. The room is enriched by a brick fireplace and a full wall of built-in wardrobes.

## BEDROOM TWO

**13'7 x 8'9 (4.14m x 2.67m)**

Located at the rear of the home with a window overlooking the garden, the room features a fantastic iron fireplace and built-in cupboard for storage. There is space for a double bed and further furniture.

## BEDROOM THREE

**9'6 x 7'5 (2.90m x 2.26m)**

A generous single bedroom that features a window to the side of the home, wooden floorboards and a ceiling beam.

## FAMILY BATHROOM

**9'8 x 8'9 (2.95m x 2.67m)**

A four-piece family bathroom comprising a panel-enclosed bath with mixer tap and separate shower cubicle, pedestal wash basin and water closet. There are two large storage cupboards, one housing the hot water cylinder.

## ATTIC ROOMS

**14 x 13 and 15 x 7'6 (4.27m x 3.96m and 4.57m x 2.29m)**

The attic with the stairs in the middle gives access to two further rooms, one with an additional storage area. Exposed ceiling beams.

## EXTERNALS

There is the bonus of an enclosed walled garden with well-stocked beds and lawn area and a patio for alfresco dining.

There is no allocated parking at the property but there are opportunities nearby.

## PROPERTY INFO

- Freehold
- Grade II Listed
- No associated parking
- Mains water, mains drainage. Gas-fired central heating.
- Council tax band: C









Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

You may download, store and use the material for your own personal use and research. you may not republish, retransmit, redistribute or otherwise make the material available to an party or make the same available on any website, online service or bulletin board of your own or of any part or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.