



**Witcomb Cottages, Hilmarton**  
**£510,000**





Step back in time with this enchanting 200-year-old cottage, perfectly nestled in the heart of the Wiltshire countryside. Enjoy rural views, generous parking and extensive grounds featuring mature gardens, and all just moments from the thriving village of Hilmarton.

Full of character and period charm, this unique home offers four bedrooms and an upstairs WC. Downstairs, you will find a spacious living room with wood beams, an inglenook fireplace and a welcoming dining kitchen, a modern family bathroom, and a useful lean-to, offering additional space and versatility.

However, it is outside where this property truly shines. Set within expansive, level lawns, the gardens offer endless possibilities, whether for horticulture, outdoor entertaining or simply soaking in the peace and privacy of the countryside. Additional features include multiple large outbuildings, one with a workbench and power, as well as an Intex swimming pool and even a picturesque pond, all adding to the property's unique charm and versatility.

This is a rare opportunity for those dreaming of a character-filled country home with plenty of scope for personalisation. Brimming with period features, space and potential, this cottage invites you to create something truly special in a wonderfully peaceful setting.





### Location

Situated on the edge of the thriving village of Hilmarton, a charming and historic village in North Wiltshire, ideally located on the A3102 between Calne and Royal Wootton Bassett, just two miles south of Lyneham. This peaceful village enjoys a strong sense of community, centred around St Laurence's Church, Hilmarton C of E Primary School, and the popular Duke Hotel—a beautifully restored mid-19th-century coaching inn that's become a sought-after local hub. Also close by is the village of Goatacre with Goatacre Animal Sanctuary & Cafe.

### Position

Witcombe Cottage is a charming period cottage offering immense potential, generous outdoor space, and delightful countryside views. Set within a large private garden, this character-filled property enjoys beautiful views to the rear, creating a peaceful rural retreat with the convenience of village life close at hand.

### Land to the side

A Truly Private Countryside Oasis! Set within a large, completely private garden, this property offers an exceptional outdoor retreat—perfect for enjoying the warmer months in peace and tranquility. The garden is predominantly laid to a flat lawn, bordered by mature trees, established shrubs, and flower beds. One side of the property opens up to brilliant views across open countryside. Adjacent to the home, a beautifully manicured patio garden provides the ideal space for al fresco dining and relaxation. At the far end of the garden, you'll find an impressive 75 ft x 35 ft pond. The property also comes complete with a fully set up Intex swimming pool (24 ft x 12 ft)—perfect for cooling off on summer days. This exceptional garden must be seen in person to be truly appreciated.

### Outbuildings

There are multiple large sheds used for storage. The Workshop - with power and light  
The Wood Store - has an open front covering, built for

wood storage

The Shed/Office - with power and light - is currently used for home working  
There is also a further storage shed.

### Parking

To the front of the home, there is parking available to the side on a gravel driveway. There is also a large open wood store. A gate leads to the side courtyard garden.

### Courtyard garden

Through the side gate, there is a courtyard garden that gives access to the side door and rear lean-to.

### The Home

A period semi-detached cottage in its original parts dates back over 220 years. Period features include ledge and brace doors, an inglenook fireplace, original beams, and exposed brickwork. Outlined in further detail as follows:

### Lean-to

A large, useful lean-to connects to the rear of the home, offering additional space and versatility. The boiler is located here.

### Entrance Hall

Upon entering the home via the side door, you are welcomed into a practical hallway—ideal for storing coats and outdoor wear. The space features attractive hardwood flooring and provides access to the kitchen and a downstairs family bathroom.

### Family Bathroom

**7'9 x 6'1 (2.36m x 1.85m)**

Stylish family bathroom featuring a freestanding roll-top bath with traditional fittings, wash basin, water closet, wood flooring, dual aspect windows for natural light, and cottage-style paneling.

### Kitchen

**12'05 x 9'3 (3.78m x 2.82m)**

Charming country-style kitchen with exposed beams

and brickwork, featuring a fireplace, ceramic sink, fitted units and space for a dining table. Full of character with rustic details and garden views.

### Living Room

**13'2 x 18'9 (4.01m x 5.72m)**

Characterful living room featuring exposed ceiling beams, wood flooring and a stunning inglenook fireplace with a multi-fuel burning stove. Bright and welcoming with a large window overlooking the front garden. A door opens to the stairwell and the understairs cupboard.

### First floor Landing

With a window to the front, with original timber partitions. Loft access.

### Bedroom One

**13 x 9'2 (3.96m x 2.79m)**

Spacious principal bedroom featuring a striking wooden wall detail, large window with views over the front garden, built-in wardrobe and a charming cast iron fireplace—full of period character. Carpet flooring.

### Bedroom Four

**6'10 x 7'8 (2.08m x 2.34m)**

A single bedroom with a built-in cupboard and an original light-borrowing feature window in the timber partition.

### Upstairs Cloakroom

Water Closet and small wall-mounted hand wash basin.

### Bedroom Two

**12'7 x 9'1 (3.84m x 2.77m)**

Located at the rear of the home with two Velux windows and a further window with a beautiful countryside view across the rear. Space allows for a double bed and further furniture.

### Bedroom Three

**12'7 x 6 (3.84m x 1.83m)**

A single bedroom with a window to the side. Carpeted.













Services:  
 Heating: Oil-fired central heating.  
 Drainage: private cesspit.  
 Water: Mains - metered by nearby farm.  
 Mains electrics.

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



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		
England & Wales		EU Directive 2002/91/EC

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