

CAULFIELDS

RESIDENTIAL SALES



13 Dunkirk Hill, Devizes, SN10 2BG

Guide Price £295,000



A simply charming grade II* listed property offering in excess of 1300 square feet of accommodation over three floors, with a lovely rear garden, off-road parking, and wonderful views of Roundway Hill. Situated in an elevated position on the edge of town on Dunkirk Hill, walking distance from the famous Caen Hill Locks on the Kennet & Avon Canal, and the historic Market Place of Devizes.

The accommodation on the ground floor comprises a small entrance hall, a characterful sitting room featuring an inset multi-fuel stove, and a practical kitchen / dining room with French doors out to the rear garden. Upstairs, on the first floor, there are two generous sized double bedrooms, a bathroom with a shower over the bath, and a walk-in eave storage space. The light & airy second floor is currently accessed via a ladder-style staircase from the landing, however there is planning permission to install a proper staircase, which would allow the two loft rooms to become official bedrooms! The loft rooms are currently used as an office and studio space, featuring Velux windows with countryside views.

- Grade II* Listed Mid-Terrace House
- Beautiful Character Features
- Wonderful Countryside Views
- Sitting Room with Log-Burning Stove
- Gas Fired Central Heating System
- Flying Freehold
- Walking Distance from Amenities
- Two Double Bedrooms & Two Loft Rooms
- Kitchen/Diner with French Doors to Rear Garden
- Off-Street Parking

