



BRYANT'S COTTAGE, BAPTON, WARMINSTER, BA12 0SD

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



BRYANT'S COTTAGE, BAPTON, WARMINSTER, BA12 0SD
PRICE GUIDE £520,000

Bryant's Cottage is a truly delightful Grade II Listed detached dwelling of 17th Century origins with 18th Century alterations and 20th Century additions located within the picturesque semi-rural Wiltshire hamlet of Bapton.

Oozing with character Bryant's Cottage is constructed of painted rubble stone and chalk with a half-hipped thatched roof and brick stacks. There are many fine period features including exposed beams, flagstone, brick, slate and natural wooden floors, two working fireplaces; an inglenook in the sitting room with inset log burner. There are a variety of original casement windows, period timber doors and panelling throughout the cottage.

The comfortable accommodation comprises four reception rooms, a generous utility room and a fabulous farmhouse-style kitchen which was formerly the village bakers shop. The kitchen has a slate floor, working double electric oven Aga and excellent array of cupboards and cabinets including a large original shop dresser-style unit with cupboards and drawers; there is also a wide window seat, shutters and a beamed ceiling. The first floor has a generous master bedroom with an ensuite wc, a second double bedroom and a good sized bathroom; both bedrooms have an excellent range of bespoke fitted wardrobes and cupboards.

Additionally the former bake house provides separate ancillary accommodation comprising a large open plan bedroom/sitting area with an adjoining ensuite bathroom and French doors leading directly onto the garden. A modern/contemporary extension would link the bake house to the main cottage beautifully which would then be incorporated into the main body of the cottage.

There is a large gravelled drive and a substantial detached garage with two pairs of folding double doors, power and light; all located to the left hand side of the cottage . There is a second gravelled drive for additional parking adjoining the bake house which would be ideal parking for visitors and guests.

The gardens are well established with mature borders, vegetable beds, fruit cages and an expanse of lawn. There are a variety of different seating areas, a timber garden shed, an outside wc, a thatched roofed pavilion style summer house and greenhouse. There are lovely far reaching views from the majority of rooms in the cottage and the garden.

The hamlet of Bapton is located between Salisbury and Warminster in the popular Wylde Valley. The larger village of Wylde is nearby which provides a post office and shop and a public house; a primary school, doctor's surgery, two churches, village shop, post office and garage with supermarket can be found in Codford. The market town of Warminster is about 10 miles to the west and offers everyday facilities whilst the cathedral city of Salisbury is approximately 13 miles to the south east and has a wide range of shopping, social and leisure facilities including a theatre and arts centre.



Bryants Cottage, Bapton BA12 0SD

Approximate Gross Internal Area :- 146 sq m / 1567 sq ft
Outbuildings Approximate Gross Internal Area :- 52 sq m / 559 sq ft



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band: Band D - £1,742.03 for the year 2019/2020. Mains electricity connected. Oil central heating. Private drainage and private water supply.

DIRECTIONS: From the cathedral city of Salisbury, proceed in a westerly direction following the A36 to Wilton, passing the garden centre on the left. Continue straight across at the roundabout, following the A36 to Warminster, for approximately 7 miles passing through the villages of South Newton and Stoford. Exit the 36 onto the A303 signposted Honiton/Wylde, join the A303 and take the next exit signposted Stockton/Wylde. At the T junction turn right to Stockton. Follow the road into Bapton passing Bapton Manor on the right; Bryant's Cottage will be found on the left hand side opposite a grass triangle.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref. 10541