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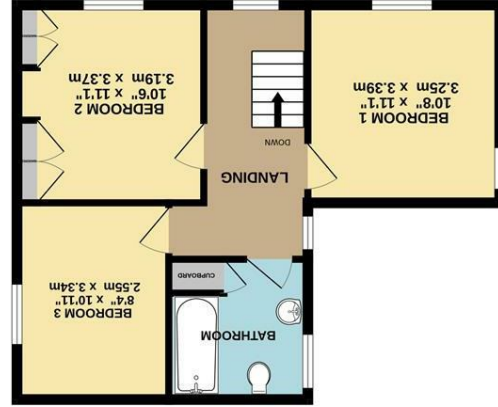
OFFICE  
63 Fore Street  
Trowbridge  
Wiltshire  
BA14 8ET

**Asbestos Regulations**  
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.

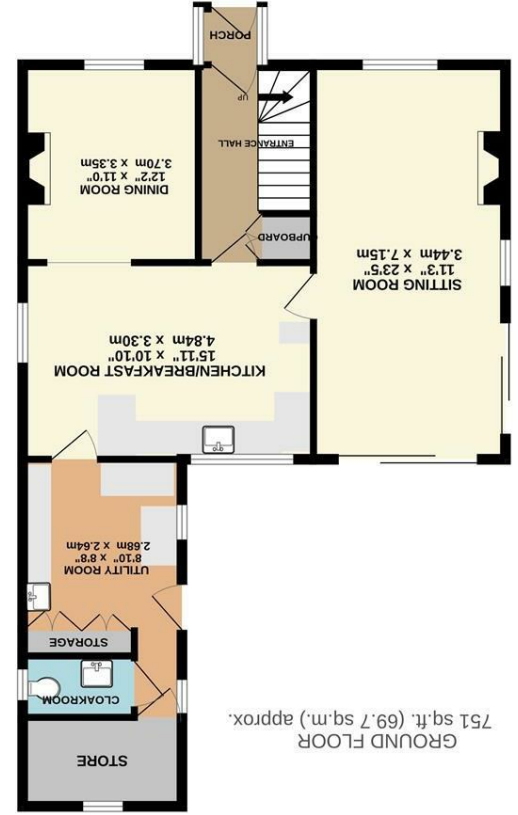
**Code of Practice**  
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website [www.leasebusinesspremisses.co.uk](http://www.leasebusinesspremisses.co.uk)

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Energy Efficiency Rating	
Current	Future
46	69
The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient). The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient).	
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1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



GROUND FLOOR  
751 sq.ft. (69.7 sq.m.) approx.

TOTAL FLOOR AREA : 1216 sq.ft. (113.0 sq.m.) approx.  
Site made with Metacopix ©2023  
Scale: 1:50



4 Yarnbrook  
Trowbridge, Wiltshire, BA14 6AA

Offers In The Region Of £385,000

- Attractive Extended Detached Cottage
- Spacious Lounge
- Three Double Bedrooms
- Delightful Wrap Around Gardens
- EPC Rating E
- Kitchen/Breakfast Room & Dining Room
- Utility Room & Cloakroom
- Oil Central Heating & PVCu Double Glazing
- Generous Driveway Parking & Garage
- Internal Viewing Recommended



## SITUATION

This outstanding character extended cottage is situated on the Trowbridge side of the popular village of Yarnbrook and adjoins open fields to the rear. Yarnbrook is a small village situated between Trowbridge and Westbury on the A363 and offers a petrol station/convenience store and a Public House, whilst access to Trowbridge and Westbury is within 2 and 3 miles respectively with the A350 giving access onto other centres including Melksham & Chippenham.

Trowbridge is the County Town of Wiltshire and has benefited from significant development, which is still on-going, and offers a good range of schooling for all ages, excellent shopping, restaurants and leisure facilities including a multiplex cinema and sports centre. Trowbridge is easily accessible from the M4 and has a railway station providing regular services to Salisbury and Southampton to the south and Bath and Bristol to the northwest.

## DESCRIPTION

An outstanding extended 3 bedroom detached character house situated on the outskirts of this popular village. The house offers accommodation including an entrance hall, spacious sitting room with a feature stone built open fireplace, a refitted "in frame" kitchen/breakfast room incorporating a Rangemaster range cooker and granite work surfaces, dining room, utility room, a cloakroom and a store room which could easily convert into a study or shower room. Upstairs are three double bedrooms and a refitted bathroom.

The current owners have made further improvements to the cottage including reroofing in 2017, updated oil tank and PVCu double glazing.

Set back from the road, the cottage boasts a large and attractive front garden with gated access to the side leading to a small patio and the gravel driveway. The rear garden is laid mainly to lawn and leads round to the end of the driveway and with a good sized patio area.

## DIRECTIONS

From Trowbridge take the Bradley Road (A363) following signs for Westbury. At the end of the Bradley Road at the roundabout turn left into the White Horse Business park. Proceed straight over the first mini roundabout and then at the next roundabout turn left. Proceed under the railway bridge whereupon the entrance to the driveway to the house will be the first on your left hand side, with the gate to the driveway being almost directly in front of you.

## ENTRANCE PORCH

Part glazed front door to entrance porch with tiled floor. Windows to both sides and part glazed door to the entrance hall.

## ENTRANCE HALL

Tiled flooring. Stairs to first floor landing. Under stairs storage cupboard. Radiator.

## KITCHEN/BREAKFAST ROOM

15'11" x 10'10" (4.84 x 3.30)

With an inset Belfast sink with cupboards under and a re fitted range of in frame base units and wall cupboards with granite work surfaces and tiled splash backs incorporating a Rangemaster range with extractor hood over. Plumbing for a dishwasher. Tiled flooring. Eight inset downlights. PVCu double glazed window overlooking the garden. Attractive stone built arch-way with beam insert leading into the dining room.

## DINING ROOM

12'2" x 10'11" (3.7 x 3.34)

Feature Victorian cast iron fire surround with tiled inserts and hearth. Vinyl flooring. PVCu double glazed window to the front.

## SITTING ROOM

23'5" x 11'3" (7.15 x 3.44)

A light and sunny room with feature stone built open fireplace with paved hearth. Dual aspect PVCu double glazed windows to the front and side. Two radiators. Ten inset downlights. Dual aspect PVCu double glazed French doors to the rear garden.

## UTILITY ROOM

8'10" x 8'8" (2.68 x 2.64)

With a range of base units with inset Belfast sink unit with tiled splashback, wooden work surfaces and fitted shelving. Space for fridge, space and plumbing for washing machine & venting for tumble dryer. Two fitted tall storage cupboards with shelving. Matching wall units. Radiator. Two PVCu double glazed windows. 9 light part glazed door to the rear garden.

## CLOAKROOM

With a white suite comprising low level WC and wash hand basin. Tiled flooring. PVCu double glazed window to the side.

## STORE ROOM

8'8" x 5'0" (2.65 x 1.52)

Fitted range of shelving. Tiled flooring. PVCu double glazed window to the rear. Access to roof space. This room could possibly be converted to a study or shower room.

## FIRST FLOOR LANDING

PVCu double glazed window to the front. Fitted desk and shelving. Radiator.

## BEDROOM ONE

11'1" x 10'8" (3.39 x 3.25)

Dual aspect PVCu double glazed windows and feature part panelled wall. Radiator.

## BEDROOM TWO

11'1" x 9'4" Measured to the front of the fitted (3.37 x 2.84 Measured to the front of the fitted)

PVCu double glazed window to the front. Range of fitted wardrobes with shelving and hanging rail and cupboards over. Radiator.

## BEDROOM THREE

10'11" x 8'4" (3.34 x 2.55)

PVCu double glazed window to the side. Access to the loft space. Radiator.

## FAMILY BATHROOM

Refitted with a white suite comprising panelled bath with mixer taps, electric Triton T80 shower, rail & curtain, pedestal wash hand basin and low level WC. Tiled flooring. Fitted storage cupboard with shelving. Shaver socket. Radiator. PVCu double glazed window to the rear.

## EXTERNALLY

### FRONT GARDEN

Of a good size and very private, being mainly laid to lawn with raised timber built borders, aluminium greenhouse, timber garden shed and oil storage tank to the side of the house. The garden is enclosed by a mature hedge with timber gate and pathway leading to the front door and further timber gates giving access to both sides of the house.

### REAR GARDEN

With a large paved patio area leading to a private spacious L-shaped area of garden which is mainly laid to lawn with several mature trees and enclosed by post & wire fencing and hedging. The oil fired boiler is situated to the side of the house, there is sensor halogen outside lighting and tap. The garden is enclosed and has steps leading down to the generous gravelled driveway with gated entrance.

### DRIVEWAY

The driveway is approached over a shared access driveway which leads via a 5 bar timber gate to a gravel driveway which provides generous parking for several vehicles and leads up to a single garage/workshop and adjoining garden store.

### GARAGE/WORKSHOP

16'8" x 8'7" (5.09 x 2.62)

With double opening wooden doors. Power and light and external halogen sensor light. There is an adjoining garden store (3.85M X 2.44M) with light.

### TENURE

The property is freehold with vacant possession on completion.

### COUNCIL TAX

The property is in Band D with the amount payable for 2024/25 being £2432.60

### SERVICES

Mains services of electricity, water and drainage are connected. Central heating is from the external oil boiler (serviced 16/06/23).

### VIEWING

To arrange a viewing please call 01225 341504 or email [trowbridge@chasebuchanan.co.uk](mailto:trowbridge@chasebuchanan.co.uk)

### CODE

11129 26/03/2024

