

# Home Farmhouse



West Lavington, Devizes, Wiltshire SN10 4JB





# A superbly presented and completely renovated detached Georgian Grade II Listed Farmhouse set in a popular village on the edge of Salisbury Plain

Devizes 5 miles, Marlborough 20 miles, Pewsey 14 miles, Salisbury 18 miles

A classical Georgian village farmhouse

- Renovated and extended to a high standard but without the loss of the stunning period features.

- This beautiful accommodation is extremely flexible with the possibility of a self-contained flat.

- 3-4 Reception rooms, a vaulted farmhouse style kitchen and garden room, 4 – 5 bedrooms, 2 ensuite bathrooms and 2 shower rooms.

- Private rear garden, separate driveway to the rear, with parking and detached double garage and workshop, all within the property.











### Location

West Lavington is a popular village situated in the heart of Wiltshire on the northern side of Salisbury Plain. Devizes is just five miles away and has a variety of shops, supermarkets and restaurants to suit all tastes, as well as a sports centre, several private gyms, library and cinema (reopening 2024/25). Salisbury and Bath are both within 25 miles and the railway stations at Pewsey, Chippenham and Westbury are all within half an hour (London Paddington circa 70 minutes).

The village has a public house, a village shop and a doctor's surgery as well as an excellent primary school, with Lavington School for seniors in the adjacent village of Market Lavington. In addition, there is the well-known private school, Dauntsey's which is within walking distance. Marlborough College, Warminster School and St Margaret's and St Mary's Calne are all within a thirty-minute drive.

Home Farmhouse is set in a Conservation Area in the centre of the village on the High Street within walking distance of amenities.

There is a separate drive running through the farmyard to the rear of the property with direct access to footpaths across a stunning hidden valley. The surrounding countryside offers first class opportunities for walking, riding and cycling on Salisbury Plain.

### Description

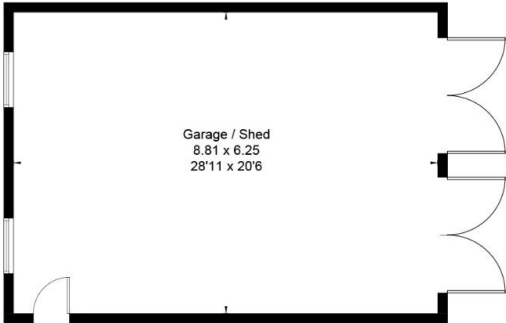
This attractive classical Georgian farmhouse was originally built in the 17th century and extended in the 19th century. To one side is the two-storey granary of timber frame construction, with the main house adjoining, of rendered brick and stone elevations under a terracotta tiled roof. The entire house has undergone an all-encompassing renovation and rebuild in 2024 together with an extension. This has seen enormous attention to detail with many modern attributes being incorporated, whilst retaining many attractive period features. All services and systems are new throughout as are the fixtures and fittings. The works were carried out in compliance with a comprehensive surveyors and structural



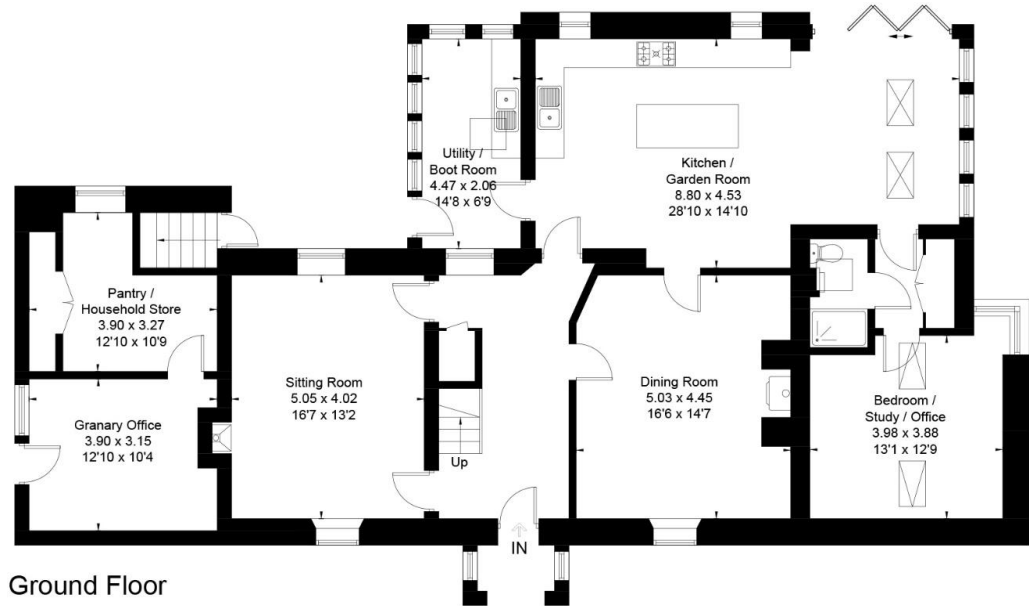
engineers report, and in compliance with current Building Regulations. A separate schedule of works and specification document is available setting out the scope of the works in more detail. The accommodation is flexible, with the possibility of creating a self-contained flat in the granary, with its own separate entrance.

- Traditional Lime rendered elevations under a new terracotta tiled roof (for further information contact agents).
- Oak frame extension to the rear with vaulted kitchen, garden room and utility room
- Travertine limestone flooring through the extension with new carpets and engineered oak flooring
- New bespoke traditional style windows throughout, manufactured by Salisbury Joinery.
- Light and bright and airy living space

Approximate Floor Area = 278.3 sq m / 2996 sq ft  
Garage / Shed = 55 sq m / 592 sq ft  
Total = 333.3 sq m / 3588 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

- Shaker style Kitchen with composite work surfaces including Rangemaster 5 ring induction hob and double oven, 2 built in fridges, dishwasher, ceramic sink, and a central island. Utility Room with built in freezer, washing machine and drier
- Energy efficient LED Lighting combined with decorative wall lights. USB charging points included strategically through the building
- Part underfloor heating to ground floor combined with traditional style radiators and two new log burners

### Outside

The house is approached from the High Street via a walled and lawned front garden, planted with established roses, with a path to the front door and porch. There is a separate drive running to the rear of the property, leading to parking and the very spacious detached double garage and workshop, which incorporates a dedicated electric vehicle charging point. There is a separate pedestrian access from the High Street to the side of the garden through the adjoining former farmyard, which is also a convenient access to the external door leading to the first floor of the granary. The landscaped garden is enclosed by high brick and stone walling, giving a private feel and includes a paved terrace running from the garden room and kitchen, leading to a lawned area. To one side there is a gravelled area with two raised kitchen garden beds.

### Tenure

Freehold

### Services

Mains electricity, water and drainage. Oil fired central heating. Heating part underfloor and part radiators. Fibre connection to premises

### Council Tax

We are informed the property was Band F, £3366 pa 2024

### Local Authority

Wiltshire Council 0300 456 0100

### Directions

What three words: [///overjoyed.ballparks.enlighten](http://overjoyed.ballparks.enlighten)

### Agents Notes

Boundaries, Easements and Rights of Way: The property is sold subject to all rights of way, and other easements or wayleaves whether mentioned in these particulars or not.

### Important Notice

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