



**Hill View, 78-80 High Street,
Market Lavington, Devizes, Wiltshire SN10 4AG**

birkmyre
property consultants

A renovated period village family house with south facing garden, private parking and scope for further conversions of the former forge and barn

*Attractive Salisbury Plain village with amenities *Completely renovated to provide stylish accommodation *Pretty and private garden with off road private parking *Unconverted barn and separate two storey former forge

Location

Market Lavington is a charming Wiltshire village nestled on the northern edge of Salisbury Plain, offering a perfect balance of rural tranquillity and modern convenience. This active village boasts local shops, a post office, a pub, and a well-regarded secondary school. Devizes lies 5.5 miles to the north with Marlborough 19 miles to the northeast providing further amenities and shopping options and Salisbury and Bath within 25 miles.

There are excellent transport links with the railway stations at Pewsey, Chippenham and Westbury being within half an hour (London Paddington circa 70 minutes).

In addition to the school in the village there is the well known private school, Dauntsey's in the next door village and Marlborough College,

Warminster School and St Margaret's and St Mary's Calne are all within a thirty-minute drive. Market Lavington is characterised by a number of different building styles including Georgian town houses and older. Hill View lies on the south side of the High Street at the eastern end, benefiting from far reaching views to Salisbury Plain.

Description

Hill View is believed to date from the late Georgian, early Victorian era and is of lime rendered stone elevations to the front and brick to the rear, and with new timber framed double glazed sash windows under a new slate roof. The property has been fully renovated including rewiring and plumbing to create beautifully presented accommodation which loses none of the period feel including sash windows, shutters, cast iron fireplaces and beamed ceilings. Great

attention to details has been paid to create a period village house with all the modern amenities including double glazing and underfloor heating in the Kitchen and Bathrooms.

The Front door leads to the **Entrance Hall** with polished wooden floorboards and stairs to the first floor and leading to the open plan **Kitchen and Dining Room** with limestone flooring and French windows to the limestone terrace. There are a range of wall and floor units including a large island with granite and timber work surfaces incorporating an electric oven, 4 ring hob and extractor fan above, built in dishwasher and double Belfast sink with mixer tap. An American style fridge freezer is set neatly into an alcove and at the Dining end there is a log burner. Adjoining is the **Utility Room** with limestone flooring, a door to the garden and

floor units incorporating a drier and a washing machine. The **Cloakroom** has panelled walls and ceiling with limestone flooring. Off the kitchen is the **Library** with polished elm flooring, bookshelves on all the walls, shutters and a log burner. The **Sitting Room** has polished Iroko flooring a log burner and a Regency slate fireplace.

On the First floor is the **Landing** with polished elm floorboards giving access to a **Double Bedroom** with cast iron fireplace and Dressing room with built in wardrobes, the **Family Bathroom** with ceramic marble effect wall and floor tiling, Bath with mixer tap, wc, heated towel rail and double shower cubicle. **Double Bedroom** with polished floorboards and built in wardrobes with **ensuite Bathroom**.





At the end is another **Double Bedroom** with a cast iron fireplace built in wardrobes and a beamed ceiling with stairs leading up to the **Studio/Study** which could suit a number of alternative uses. The upstairs accommodation is completed by a further **Double Bedroom** with adjoining **Family Bathroom**.

Outside

To one side are double full height timber doors leading to a covered parking area and in turn into an open fronted Carport.

A limestone terrace runs off the house leading to raised beds and a lawned area divided by a mature Beech hedge. On one side is a brick **Outhouse** giving three workshop/storage/log sheds.

On the other side and attached to the carport is a single storey brick-built **Barn** with a new roof which could suit conversion subject to the necessary consents. Historically these buildings were probably stabling and a forge but latterly were used by painters, decorators and glaziers.

Towards the rear of the garden is a two storey brick built former **Forge** which would suit renovation, subject to the usual consents, and could be an annexe, office or other possible use.



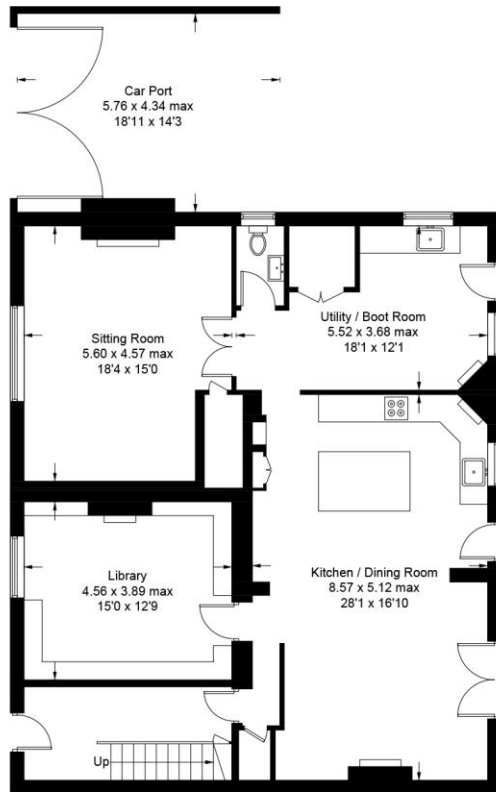
78-80 High Street

Approximate Gross Internal Area = 269.9 sq m / 2905 sq ft

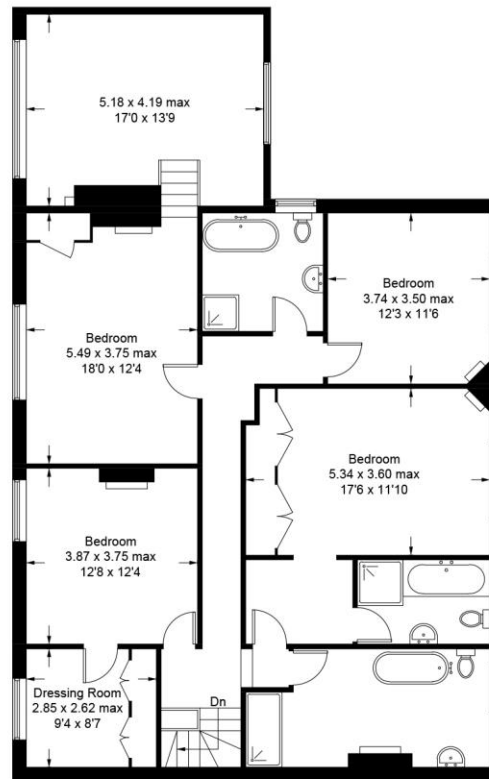
The Old Forge = 60.2 sq m / 648 sq ft

Outbuilding = 51.3 sq m / 552 sq ft

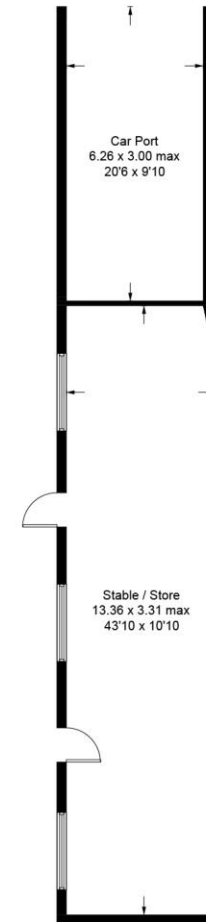
Total = 381.4 sq m / 4105 sq ft
(Excluding Car Port)



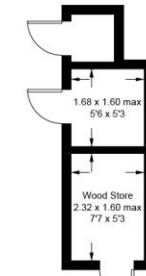
Ground Floor



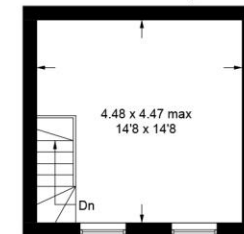
First Floor



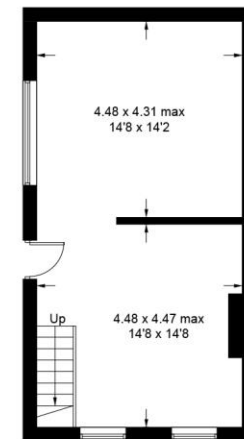
(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)



The Old Forge - First Floor



The Old Forge - Ground Floor
(Not Shown In Actual Location / Orientation)

Tenure

Freehold

Services

Mains water, electricity, and drainage. Oil fired central heating. Broadband fibre to the cabinet, 76 Mbps (source – Openreach fibre checker)

EPC E53

Council Tax

To be assessed

Local Authority

Wiltshire Council, County Hall, Trowbridge Wiltshire BA14 8JN,

Tel: 01225 713000

www.wiltshire.gov.uk

Directions

<https://what3words.com/dominate.predict.beauty>





Important Notice

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Birkmyre Property Consultants nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

