



📍 The Old School House Fieldside, Coate, Wiltshire, SN10 3LE

🏠 Guide Price £735,000

An attractive double-fronted, detached four-bedroom village home boasting enviable countryside views to the front.

- Beautiful Former School House
- Fabulous Countryside Views
- 4 Bedrooms
- 3 Reception Rooms
- Bathroom & Ensuite
- Spacious Kitchen/Breakfast Room
- Private Established Garden
- Outside Office/Studio
- Parking For 4 Cars
- No Onward Chain

🏠 Freehold

🏠 EPC Rating D



A beautifully spacious former village schoolhouse, full of character and charm, enjoying a delightful position with sweeping views over the surrounding countryside. No onward chain.

Set on the edge of the sought-after village of Coate, near Devizes, this charming property enjoys picturesque rural walks right on the doorstep, while being just a five-minute drive from the vibrant market town of Devizes.

The light-filled and spacious accommodation begins with a welcoming reception hall, providing access to three reception rooms, along with a practical boot room and downstairs cloakroom. The dual-aspect sitting room is particularly inviting, featuring lovely countryside views and a 'Jetmaster' open fireplace set within a Bath stone surround, complemented by bespoke fitted cupboards. A well-appointed study offers fitted bookshelves and a dresser, ideal for home working, while the formal dining room provides an elegant space for entertaining. The heart of the home is the family-oriented kitchen/breakfast room, fitted with tiled flooring, granite worktops, and a large farmhouse-style dresser. It also features an electric AGA, integrated dishwasher, and an electric oven with a four-ring hob. A separate utility room, complete with a stable door to the side and an oil-fired boiler, adds further convenience. Upstairs, a generous landing with ample storage leads to four bedrooms and the family bathroom. The principal bedroom is dual aspect, enjoying delightful open views, and benefits from excellent storage, including a walk-in dressing room that leads through to an en suite shower room.

Outside, there is parking for up to 4 cars on the front drive with side gates leading round to a well kept level lawned garden with established shrubs and planted borders. There is a garden shed as well as a brick and block store which has light and power. In addition, a charming detached outbuilding has a flexible studio/home office with space saving steps up to a playroom/attic space.

Situation

Coate is a desirable village in the heart of the Pewsey Vale, offering immediate access to beautiful countryside walks and scenic cycling routes. The village has a strong sense of community, along with amenities including a public house and a cricket pitch. It lies within the catchment area for the well-regarded Bishops Cannings Primary School.

Just three miles to the west is the historic market town of Devizes, which provides a wider selection of shops, transport links, leisure facilities, schools for all ages, and a regular weekly market. Larger centres such as Swindon, Salisbury, Andover, Chippenham, and Marlborough are all conveniently located within a 30-mile radius.

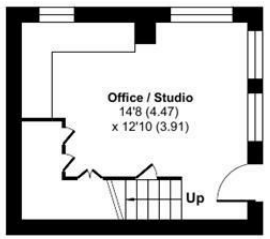
Property Information

Services: mains water, drainage and electricity are all connected.
Oil fired central heating.
Council Tax: Band F
Located in a National Landscapes area which includes an AONB (Area of Outstanding Natural Beauty).

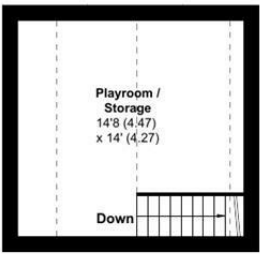


Old School House, Coate, Devizes, SN10

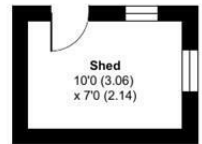
Denotes restricted head height



OUTBUILDING GROUND FLOOR

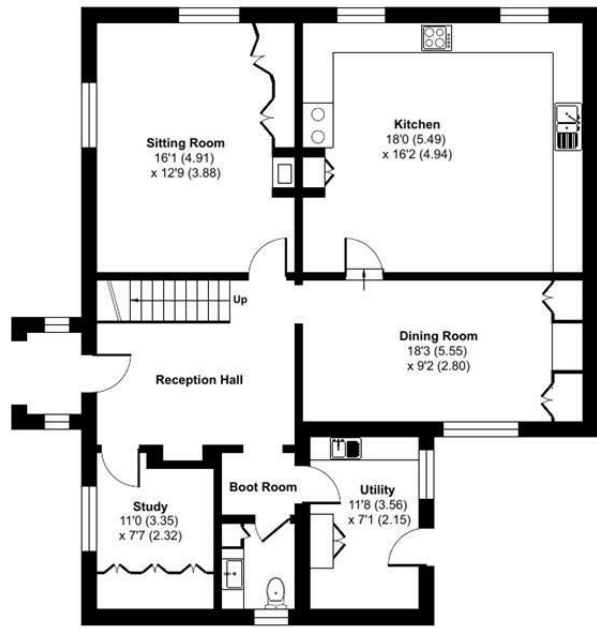


OUTBUILDING FIRST FLOOR

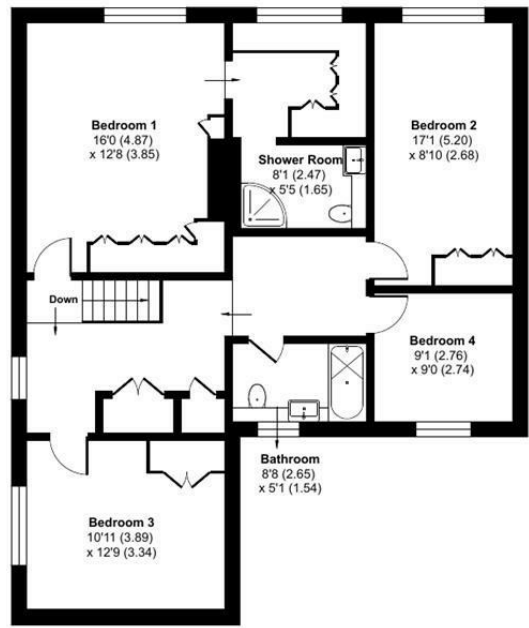


OUTBUILDING

Approximate Area = 2069 sq ft / 192.2 sq m
 Limited Use Area(s) = 48 sq ft / 4.4 sq m
 Outbuilding = 415 sq ft / 38.5 sq m
 Total = 2532 sq ft / 235.1 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1429217

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