



- Attractive Three Bedroom Victorian House
- Fabulous Multipurpose Barn c. 65' x 60'
- Garage, Store & Goat Shed ● Useful Large Yard ● Pasture Paddocks
- Approx. Six Acres In All
- Accessible Location Just 1.5 Miles from Devizes Town Centre

GENERAL AND SITUATION

Approximate Distances:

Devizes Town Centre 1.5 miles • Melksham 5.5 miles • Chippenham 11 miles
Pewsey 14 miles • Marlborough 15 miles • Bath 19 miles

An attractive three bedroom Victorian house set in approx. six acres with a superb multipurpose barn, outbuildings, yard and paddocks, in an accessible location on the outskirts of Devizes.

The house, which is believed to have been built in the early 1900's, has been owned by the same family for around seventy years. With its excellent barn, outbuildings and paddocks the property is suitable for a multitude of uses including equestrian or smallholding. The land backs onto the Kennet & Avon Canal at the famous Caen Locks which is renowned for being one of the longest continuous flights of locks in the country.

Devizes is a bustling market town regularly featured in the top ten of the countries' favourite market towns, with numerous listed buildings, a weekly market and a good range of amenities including supermarkets, leisure centre, primary and senior schools, theatre and museum. There are mainline rail stations at nearby Melksham, Chippenham and Pewsey, as well as access to the M4 motorway at junction 17 within about 14 miles.

THE RESIDENCE

A detached Victorian house with LPG central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is through a rear door that leads into a large **Boot Room** that has built-in cupboards, a separate **Utility Room** with fitted cupboards, stainless steel sink, plumbing for washing machine and a **Cloakroom** with WC.

An **Inner Hall** has stairs leading to the **First Floor** and there is a **Ground Floor Study**.

There is a **Sitting/Dining Room** with external front door and two brick fireplaces, one of which has a logburner.

The **Kitchen** is fitted with a range of built-in units, worksurfaces, stainless steel sink, range cooker with extractor hood and a tiled floor.

There are **Three Bedrooms** on the **First Floor**, two of which have Victorian-style fireplaces, plus a **Bathroom** fitted with a panelled bath, WC, wash hand basin with cupboard under, cubicle with mains shower and an airing cupboard.





OUTSIDE, OUTBUILDINGS & LAND

The property is approached off the A361 along a private driveway that leads through double gates to a large hard surfaced arrival yard, with plenty of parking and turning space for multiple vehicles.

There are lawned gardens to the side and rear of the house, plus a further delightful garden area across the drive, enclosed by secure fencing with a **Wildlife Pond**. Just beyond this garden area there is a fenced enclosure with a large **Hen House**, capable of taking up to 200 hens.



Fronting onto the yard is a **Useful Outbuilding**, built of block walls under a corrugated roof, set on a concrete base with light and power supplies, incorporating a **Garage** with roller shutter door, **Store** with steps leading to an **Adjoining Goat Shed** with a **Mezzanine Storage Level**.

Fabulous **Multipurpose Barn** steel portal frame with block walls, Yorkshire boarding, corrugated roof, concrete base, light, power and water supplies.

The Land adjoins in very gently sloping, west facing paddocks, enclosed by stock fencing and mature hedges.



IN ALL APPROX. 6 ACRES
(About 2.4 Hectares)

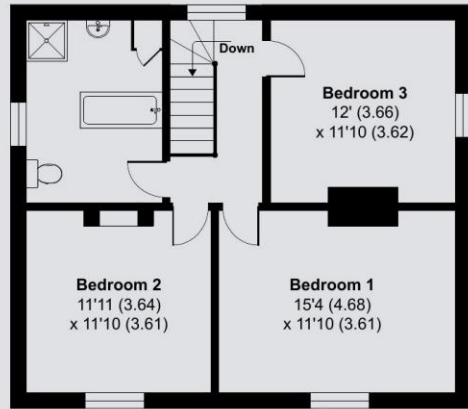


RURAL SCENE

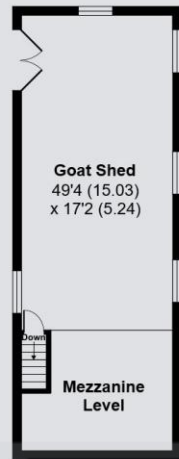
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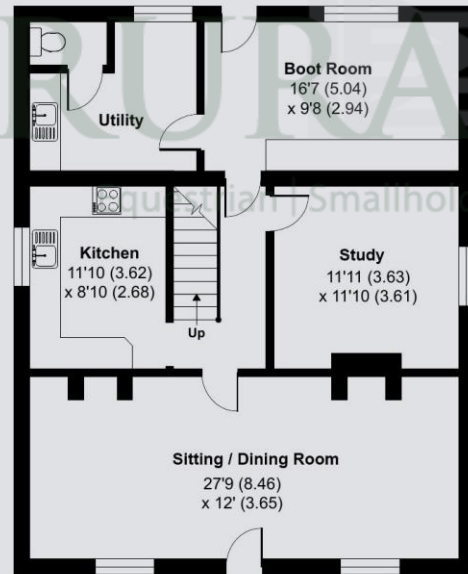
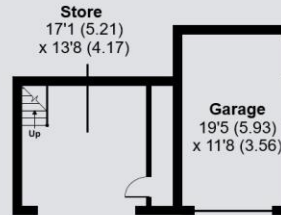
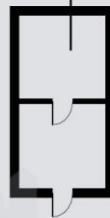


FIRST FLOOR



Approximate Area = 1641 sq ft / 152.4 sq m
 Outbuildings = 5444 sq ft / 505.8 sq m
 Total = 7085 sq ft / 658.2 sq m
 For identification only - Not to scale

Chicken House
19'8" (6.00)
x 9'10" (3.00)



GROUND FLOOR



Barn
65'4" (19.89)
x 60'2" (18.34)

VIEWING
 Strictly by appointment only with the Agents

LOCAL AUTHORITY
 WILTSHIRE COUNCIL
 Tel: 0300 456 0100

SERVICES
 MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE,
 LPG GAS FIRED CENTRAL HEATING, TELEPHONE and
 BROADBAND (connected and available subject to normal
 transfer regulations)

TENURE Freehold **ENERGY RATING** F **COUNCIL TAX** E

DIRECTIONS
 Head west out of Devizes on the A361 Bath Road, drop
 down Caen Hill and the property will be found on the
 right-hand side.

what3words ///unusually.called.finer



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