



📍 Hartmoor Farmhouse Hartmoor, Devizes, Wiltshire, SN10 5JS

🏠 Guide Price £750,000

An exceptional semi detached period home, packed with period features and a deceptively spacious layout. Situated on the edge of Devizes with countryside walks on the doorstep and fabulous rural views.

- Grade II Listed Period Gem
- Superb Semi Rural Location
- 3 Double Bedrooms
- Elegant Family Bathroom
- 4 Reception Rooms
- Large Cellar
- Barn Style Double Garage
- Off Road Parking For Up To 5 cars
- Charming Private Gardens
- Outside Workshop/Office

🏡 Freehold

🏠 EPC Rating E



Tucked away down a small no-through country lane on the southern fringes of Devizes, this handsome Grade II Listed home is an absolute delight and a must view. Combining the best of both worlds; with views over rolling countryside and walks on the doorstep, this special location also benefits from being within walking distance of town and it's numerous amenities.

This charming property is packed with period features, but has also been modernised to enjoy all the expected comforts. Internally, a lovely entrance hall has stairs up to the first floor and down to a sizeable cellar with a good head height and lots of potential. The elegant 23ft drawing room has tall sash windows, wooden panelling and an inviting log burner. A separate snug/sitting room has exposed beams and a further log burner, with a step up into a modern fitted kitchen with a vaulted ceiling. Set off the kitchen is a useful utility and WC. An oak framed rear hall with slate flag stones, leads through to a gorgeous oak framed dining room and separate study that both overlook the garden. On the first floor a spacious landing with elm floorboards opens off to a luxurious bathroom with a double shower and roll top bath. Three double bedrooms all have their own character with the main bedroom enjoying custom made fitted wardrobes and far reaching countryside views.

Outside, just down past the cottage is a large gravelled parking area for up to 4 cars plus a barn style double carport and workshop. The gardens come alive in the spring and summer and are well stocked with a variety of seasonal plants and established shrubs. There are various seating areas, a tiered lawn and pathway up to a workshop/potential home office.

Individual character homes that combine the prestige and position of Hartmoor Farmhouse in Devizes are a real rarity, so an early viewing is highly recommended.

#### **Situation**

The property is beautifully positioned in a stunning semi rural location on the southern edge of the town, set enjoying a peaceful position with long reaching views to the front, yet is also within walking distance of Devizes town centre. The delightful market town of Devizes has much to offer with a wide range of facilities including a variety of shops, a leisure centre, schools for all ages, a theatre, a museum and a thriving weekly market. The historic Kennet & Avon Canal runs through the town providing fishing opportunities and waterside walks. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

#### **Property Information**

Services: Oil fired central heating, mains water and electricity. Private drainage via a shared water treatment plant with the adjoining cottage. Outside power points and water tap in front parking space which has been dug out of the front bank and is retained by Sarson stones.

Council Tax: Band E

Grade II Listed.



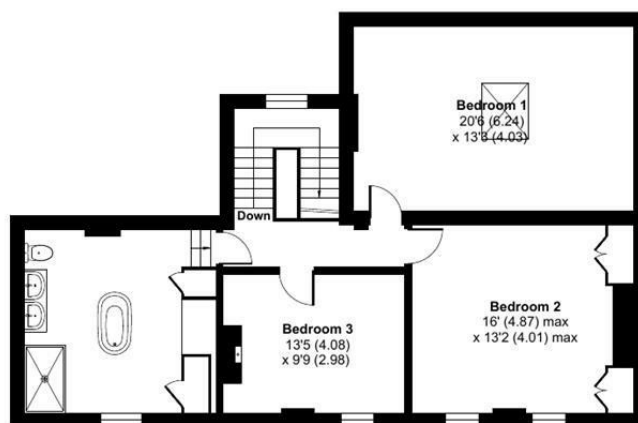
## Hartmoor, Devizes, SN10

Approximate Area = 2543 sq ft / 236.2 sq m (excludes carport)

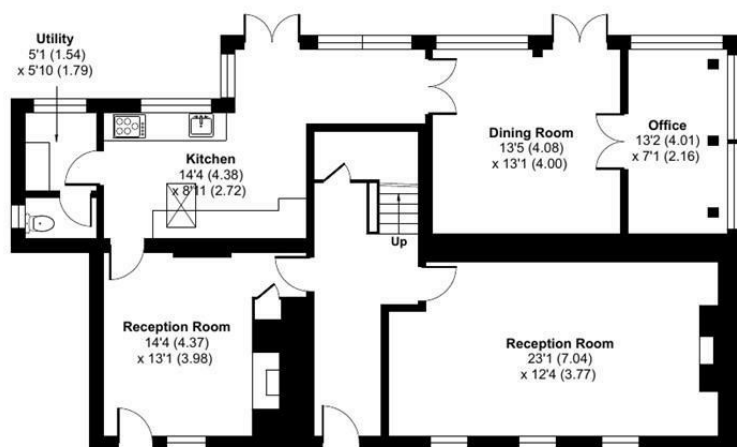
Outbuilding = 305 sq ft / 28.3 sq m

Total = 2848 sq ft / 264.5 sq m

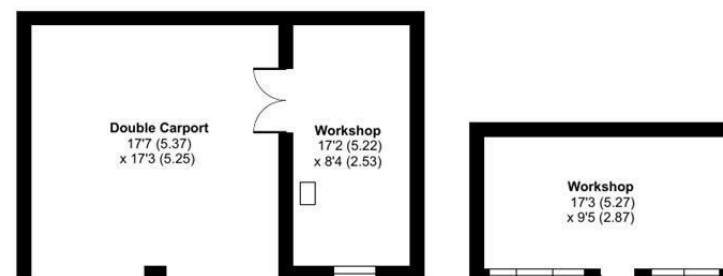
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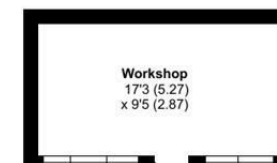
FIRST FLOOR



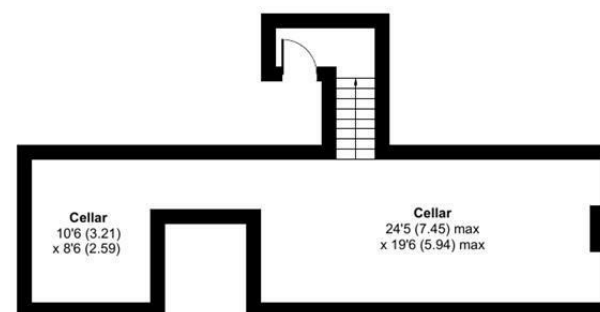
GROUND FLOOR



OUTBUILDING 1



OUTBUILDING 2



CELLAR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Strakers. REF: 1388438

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