



**The Pippin, Calne**  
**Asking Price £500,000**

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- FANTASTIC PERIOD HOME
- THREE DOUBLE BEDROOMS
- EXCELLENT GARDEN
- LARGE GATED DRIVEWAY
- STUDY
- BEAUTIFUL KITCHEN
- UTILITY ROOM
- GUEST WC
- MODERN FAMILY BATHROOM
- FIREPLACES



## 19, The Pippin

A truly unique Grade II listed home offering three double bedrooms, extensive period features, gated driveway parking and a generous garden, all within a short walk of the town centre.

The property boasts two impressive reception rooms, with an inglenook fireplace and another with a feature fireplace, both offering excellent proportions. These are complemented by a study, guest cloakroom, utility room and a beautifully appointed kitchen with quality fittings and a bright, garden-facing aspect. Upstairs, all three bedrooms are spacious enough to accommodate king-size beds and are complemented by a modern family bathroom.

Outside, the property enjoys a substantial, level garden with lawn and patio areas ideal for entertaining. A gate opens to a driveway providing off-road parking for up to three vehicles.

## The Home

This period home offers modern living with many period features. A gentle walk takes you to the Heritage Quarter of Calne, the river and the multiple facilities of the town centre. An outline of the accommodation is as follows:

### Entrance Lobby

Entered via an oak entrance door and gives access to the living room.

### Living Room

**16'0" x 13'6" maximum (4.88m x 4.11m maximum)**

The focal point of the room is a striking inglenook fireplace, featuring a stone hearth and an exposed timber beam. A window overlooks the front garden, allowing natural light to fill the space. A recessed area leads to the staircase rising to the first floor, while a separate door provides access to the family dining room. The room is generously proportioned, comfortably accommodating large sofas and additional lounge furniture.

### Dining Family Room

**13'6" x 12'6" (4.11m x 3.81m)**

This room boasts a large open fireplace with a stone hearth, brick interior and an attractive brick arch. On the opposite side, an arched recess also has a stone hearth, adding symmetry and character to the space. Exposed ceiling beams enhance the room's charm, while a window provides a pleasant view over the garden. There is convenient access to both the kitchen and the study. Generously proportioned, the room lends itself well to a multi-functional layout, with ample space for a dining table and additional furniture.

### Study

This room serves as an ideal study, offering ample space for a generous desk and additional supporting furniture. A window with privacy glass allows for natural light while maintaining discretion, and a recessed area with shelving provides practical storage.

## Kitchen

**16'0" x 13'4" maximum (4.88m x 4.06m maximum)**

This impressive kitchen has a bright, garden-facing design, creating a seamless connection between the indoor space and the outdoors. Roof and side windows provide ample natural light. The kitchen is fitted with a range of wall and floor cabinets, finished in a shaker style with feature subway tiling, in keeping with the character of the home, and complemented by solid wood worktops. It is well-equipped with a range-style cooker, extractor hood, integrated dishwasher, and fridge freezer. A ceramic sink and a half with a drainer is neatly inset, and a door leads through to the utility room. Finished with tiled flooring and spotlighting.

### Utility Room

**7'8" x 6'6" maximum (2.34m x 1.98m maximum)**

The utility room provides access to both the guest cloakroom and the garden. It features a base cabinet with a worktop matching the kitchen, along with space beneath for a washing machine.

### Guest Cloakroom

There is a water closet and wash basin. Extractor fan.

### First Floor Landing

A balustrade staircase rises to the upper floor, where a further balustrade creates an attractive gallery-style landing. Doors lead to the first-floor bedrooms and bathroom. A window provides natural light, and there is also a useful understairs cupboard for storage. Stairs rise to the top floor bedroom.

### Principal Bedroom

**13'8 x 12'6 (4.17m x 3.81m)**

The window enjoys a pleasant view over the garden and features a charming window seat. A fireplace-style recess with a timber beam above adds character, complemented by an additional exposed beam. The room is generously sized, offering ample space for a super king-size bed and further bedroom furniture.

## Bedroom Two

**13'1" x 9'1" (3.99m x 2.77m)**

This room is generously proportioned, offering ample space for a king-size bed and additional bedroom furniture, while an exposed feature beam adds character. A window to the front provides a pleasant outlook and incorporates a charming window seat.

### Bedroom Three

**18'8" x 12'3" maximum (5.69m x 3.73m maximum)**

Located on the top floor, another room of outstanding size. There is space for a super king-size bed and further bedroom furniture. There are exposed roof beams and posts and a wide opening leads to a dressing area, measuring 8'3" x 6'8", ideal for wardobes and a dressing table.

### Modern Family Bathroom

There is a panel enclosed bath with a glass shower screen and a shower over, set against modern white subway tiling. Set into a vanity is a wash basin and a water closet with concealed cistern. Chrome towel rail radiator. Tile finishes and an extractor fan.

### Externals

Outlined in further detail:

### Gated Driveway

A great feature of the home is that it has off-road parking. A large five bar gate opens onto a parking area with turning. This area could accommodate multiple vehicles.

### Garden

The garden is a real highlight, offering good privacy. There is a large patio for entertaining and outside dining, featuring a brick-built BBQ. There is a flat lawn, ideal for recreation. Large shed with power.

### Property Information

Grade II Listed -

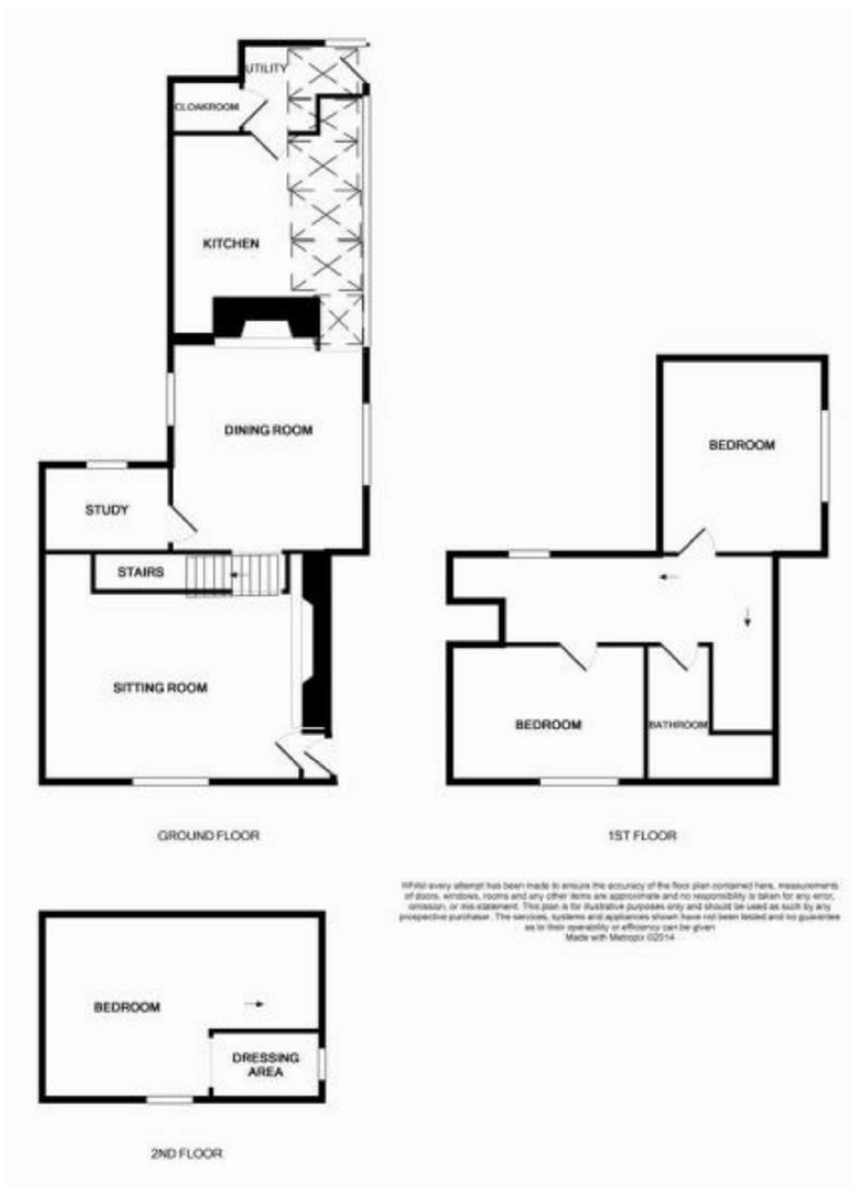
<https://historicengland.org.uk/listing/the-list/list-entry/1247468?section=official-list-entry>

Council Tax Band: C

Gas central heating







Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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