32 Westwells, Neston, Corsham, Wiltshire, SN13 9RJ

Offers In Excess Of £500,000

This delightful 3 bedroom Victorian cottage with separate barn conversion has huge potential and space to create a substantial family home and retains many charming character features over its three floors.

- Victorian Period Cottage
- 3 Bedrooms Over Three Floors
- Large Self Contained One Bedroom Annex
- Period Features Throughout Both Properties
- Large Gravelled Parking Area
- Planning To Join The Annex to The Main Property With footings Already In Place
- Village Location

Freehold

EPC Rating D

This delightful Victorian cottage with separate barn conversion has potential and space to create a substantial family home, retaining many charming character features over its three floors. On the ground floor accommodation, the front porch leads directly to a large open plan sitting/dining room with stairs to the first floor, exposed ceiling beams, Cotswold Stone fireplace with log burner and another with built in shelving, patio doors to the rear and a door to the kitchen with wood effect flooring and underfloor heating, this room being a sizeable 23ft in length. The attractive kitchen has dual aspect windows and a range of shaker style wall and base units with Bamboo work tops, built in fridge, wine fridge and double oven and underfloor heating. A useful utility room off the kitchen has a storage and space for a washing machine and tumble dryer, leading to the stylish shower room. The first floor has the master bedroom with built in wardrobes, a further double to the front and fitted bathroom suite whilst a door and further stairs leads to the second bedroom with sky lights and eaves storage space. The superb 700 sq ft detached barn is converted to a high standard, perfect for older children, relatives or as an Air BnB. The accommodation comprises an entrance hall, cloakroom, living room with wood burning stove and attractive kitchen with a door to the patio. The first floor has a double bedroom with built-in storage, exposed stone wall and stunning 4 piece en-suite with free standing bath and walk-in shower. Their is a drive to the side leading to a gravelled area with considerable parking and the garden is laid mainly to lawn and patio with an undercover area and large shed. Planning permission is in place for a two storey extension joining the two properties together making a larger property still and the footings are already in place. The main cottage has 2 bedrooms to the first floor and loft room. Some of the rooms have restricted head height.

Situation
Neston is a popular village with country walks close by. Neston has a good community spirit and boasts excellent Neston primary school, pre school, village hall, church and chapel and the welcoming Neston Country Inn which is easily walkable to and from the property. Two miles to the north the market town of Corsham is home to a wealth of beautiful and historic buildings, supermarket, range of specialist shops, sports and leisure facilities and tempting places to eat and drink. Corsham is well placed for access to junction 17 and 18 of the M4 motorway network and within easy commuting distance of Bath, Bristol and Swindon. Railway services are available at Melksham. Bath and Chippenham providing services to London Paddington.

Property information
Council Tax Band A For The Annex

Council Tax Band C For The Main House

EPC Rating D

Mains Services

Freehold

Restricted Head Room In Some Parts Of The Property

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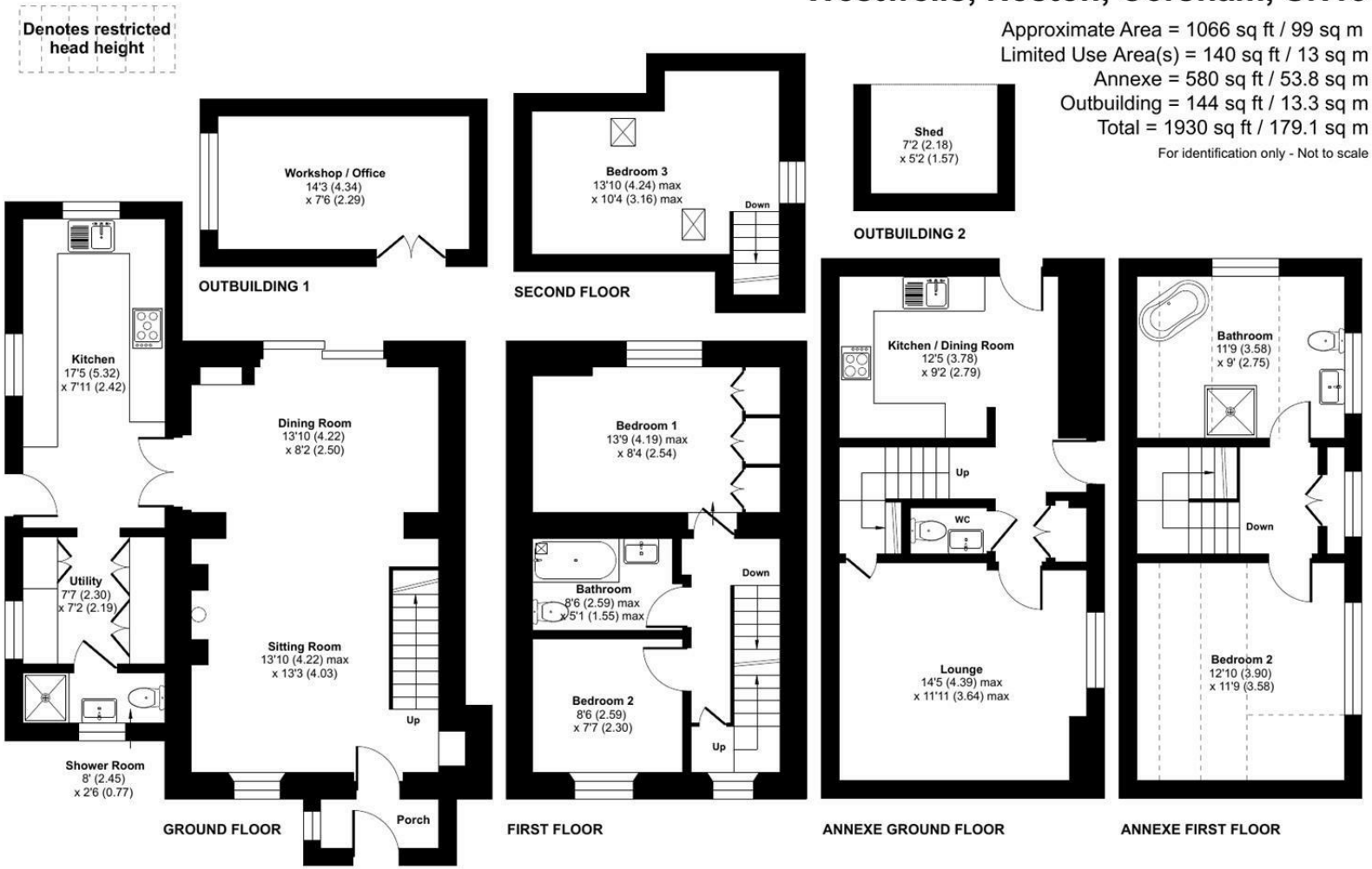
Approximate Area = 1066 sq ft / 99 sq m
Limited Use Area(s) = 140 sq ft / 13 sq m
Annexe = 580 sq ft / 53.8 sq m
Outbuilding = 144 sq ft / 13.3 sq m
Total = 1930 sq ft / 179.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Strakers. REF: 1439953

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