



The Brew House

Norton Bavant, Warminster, BA12 7BB

3 Bedroom House

A large character property, benefitting from pretty garden and private parking, located in the peaceful village of Norton Bavant

£1975 per calendar month | Available August 2026

t. 01747 356099

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Fowler Fortescue
RURAL ASSET MANAGEMENT

The Brew House
Norton Bavant
Warminster
Wiltshire
BA12 7BB

Description & Location

The Brew House is a large 3 bedroom character property with original features throughout. The property is link detached with a storage barn (not included in the tenancy). The property benefits from a car port, pretty garden and allocated parking.

The house is located in the village of Norton Bavant, on the edge of the River Wylde, benefitting from a Parish Church of All Saints. The nearby historic market town of Warminster offers a range of shops, supermarkets, leisure facilities, gym, doctors and dentist surgeries and post office. There is also a mainline train station (London Waterloo 1hr 56mins). The A303 is also in close reach giving excellent transport connections.

Accommodation

ENTRANCE HALL with understairs storage cupboard, stairs up to first floor, and doors into:

CLOAKROOM
comprising wash hand basin and WC

KITCHEN DINER (7.31m x 4.9m)
with fitted units, including breakfast bar, fitted electric oven and hob, space for a washing machine and two under counter appliances. The room benefits from large windows allowing lots of natural light and views to the garden. There is ample space for a large dining table, with direct access to garden and door into:

LIVING ROOM (5.39m x 4.86m)
with large double aspect windows, built in cupboards and woodburning stove

The first floor comprises:

BATHROOM
with white suite comprising bath with shower over, hand basin and WC

BEDROOM ONE (5.10m x 4.96m)
A spacious principle bedroom with ENSUITE SHOWER ROOM

BEDROOM TWO (4.63m x 3.15m)
a good sized double bedroom with views to the rear

BEDROOM THREE (3.10m x 3.10m)
a small double or large single bedroom with views to the rear. Perfect for a home office or hobby room.

Availability

The property is available from 1st August.

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The Old Dairy, Fonthill Bishop, Salisbury, Wiltshire SP3 5SH

Outside

Outside there is a rear garden mainly laid to lawn with established shrubs and flower borders. Included is a carport, handy for storage, and allocated parking for one car plus a visitors space.

The property is approached via a private drive, shared with 2 other properties.

EPC

The cottage has an EPC rating 'E43'.

Restrictions

Please note the property neighbours the Landlords' house.

Services and Utilities

The property is heated via oil fired central heating and served by private drainage for which a service charge applies.

Ofcom indicates there is Ultrafast broadband (up to 1800Mbps download speed) available to the property. Mobile phone signal varies. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

Fees, Charges & Terms

The rent is £1975 per calendar month payable monthly in advance, exclusive of council tax and all utilities.

A holding deposit of £455 is payable to secure the property (see further details and conditions in our fee summary) and £2,275 is payable as a security deposit.

Council Tax Band 'C' (Wiltshire Council).

Restrictions

Pets on separate application.

Photos



Viewings

Strictly by appointment only through Fowler Fortescue.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.



RICS

