



Packhorse, Purton, Wiltshire.

£285,000 Freehold



## 5 Packhorse, Purton, Wiltshire.

### Directions

Please use the postcode SN5 4HU or call the office at any time for detailed directions from your location.

### Summary

Grade II listed and brimming with character, this enchanting thatched cottage sits on a no-through lane at the edge of the village, enjoying a tucked-away feel while remaining effortlessly connected.

Currently a highly successful holiday let, it would equally make a beautiful full-time home or weekend retreat. Exposed beams, stone walls and cottage windows create a home rich in authenticity, while a surprisingly generous private garden — rarely found with cottages of this size — sets it apart.

Surrounded by countryside yet within easy reach of village amenities, this is quintessential English cottage living with flexibility built in.

### Step inside

An entrance hall provides a practical welcome and sets the tone for the character that follows.

To the right sits the living room — warm, inviting and centred around a feature fireplace. An exposed beam frames the ceiling and cottage windows allow natural light to filter in, creating a cosy yet well-proportioned space ideal for relaxed evenings or welcoming guests.

To the rear is the kitchen/breakfast room, a genuine highlight of the home. The vaulted ceiling rises above, enhanced by skylight windows that flood the space with natural light. Recently updated yet sympathetic to the building's heritage, modern cabinetry sits comfortably alongside exposed stonework and timber detailing. There is ample room for dining, making this a bright and sociable heart of the cottage.

The ground floor is completed by a bathroom fitted with bath and shower over, WC and wash hand basin.

Upstairs, two characterful bedrooms sit beneath the thatched roofline. Both enjoy exposed beams and built-in storage, with the principal bedroom offering particularly good proportions and charm. The second bedroom works equally well as a guest room, child's bedroom or study.

Whether as a romantic main residence or an income-producing escape, the accommodation is comfortable, practical and full of personality.

### Step outside

Immediately outside the kitchen door is a small courtyard area with access to a very useful external store, complete with power and light.

From the living room, a door opens onto a path which leads across to the private, gated garden. Once inside, the space opens up unexpectedly. The garden runs along the no-through lane and backs onto the road into the village, creating an open backdrop and a wonderful sense of space. Mainly laid to lawn and enclosed by mature hedging, it is notably generous for a cottage of this size and offers excellent outdoor enjoyment.

Parking is available along the lane to the front.

### Area insights

Positioned on a no-through lane at the edge of the village, the property enjoys a setting that balances a tucked-away feel with everyday accessibility.

Village amenities — including shops, pubs and essential services — are within easy reach, while surrounding countryside provides immediate access to walks and open landscapes.

The combination of character, outdoor space and strong holiday demand makes this an appealing opportunity for those seeking a lifestyle purchase with flexibility — whether as a charming permanent home, weekend retreat or continued income-generating investment.

### Viewing

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

### Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

### Agents Note

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.





