



**Weavers House, Calne**  
**£159,950**





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Offered for sale with no chain and vacant possession, and with the benefit of SHARE OF FREEHOLD.

Situated in an enviable position overlooking the historic Green in the heart of the Heritage Quarter of Calne, this charming two double bedroom apartment forms part of an impressive period building which is Grade II Listed for its historic significance as an 18th Century former cloth mill. Occupying the entire top floor of the building, the property enjoys attractive views across The Green and over gardens to the rear.

The well proportioned accommodation includes a spacious dual-aspect living dining room, a fitted kitchen and bathroom and two generous double bedrooms. There is also the benefit of a large attic for additional storage.

Ideally located for easy walking distance to the amenities of the town centre and close to open countryside, this apartment offers a wonderful opportunity for first-time buyers, those seeking a characterful town base or investors alike.

Heated by modern 'Quantum' electric storage heaters.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Calne and Surrounding Area

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and dental surgeries with three leisure centres with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community to name a few. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

Location

The property is situated on The Green, a peaceful conservation area surrounded by impressive period homes, of which this is one. A short walk takes you to the multiple facilities of the town and also to open countryside. The Green and the area surrounding the home has been recently classed as a Heritage Quarter owing to the historical and architectural importance of the buildings and location..

Communal Entrance Hall

Entering through an arched central doorway into the communal hallway. Stairs rise up to the first and second floor. There is a spacious hallway at the approach to the front door of the apartment with windows viewing out across The Green.

Entrance Hall

Wtih exposed ceiling beams, the L-shaped hallway gives access to the living room, kitchen, bedrooms and bathroom. A casement window with quarry tiled sill views over The Green at the front. Laminate flooring

Living Dining Room

18'11" x 14'11"  
With stunning dual aspect views, the living dining room enjoys wonderful proportions and would happily accommodate sofas, armchairs, display furniture and a dining set. Features include an exposed ceiling beam and an exposed brick fireplace. There is secondary glazing to the front windows and the rear windows are timber double glazed. Fitted with carpet.

Kitchen

8'09" x 5'06"  
The kitchen comprises a range of wall and floor cabinets, with an integrated electric hob, oven, extractor and a stainless steel drainer sink. There is space for a tall fridge freezer. A window enjoys elevated views to the rear of the home, across the gardens with a backdrop of mature trees. Decorative vinyl flooring.

Bathroom

8'04" x 6'06"  
Comprising a bath with electric shower over, pedestal water closet and wash basin. An airing cupboard houses the hot water tank and there is space and plumbing for a washing machine here. Exposed beam and double glazed timber window to the rear aspect. Vinyl flooring.

Bedroom One

17'10" x 9'09"  
A spacious room with exposed ceiling beam and two windows with secondary glazing giving views across The Green. This bedroom has ample space for a kingsized bed. wardrobe and further bedroom furniture. Fitted with carpet.

Bedroom Two

14'01" x 9'01"  
Bedroom Two offers a further generous double bedroom with the added benefit of a walk-in storage cupboard. Two double glazed windows view across the gardens and views at the rear of the apartment building. Loft access.

Loft Space

From bedroom two, there is a loft hatch and drop down ladder which gives access to a very generous roof space for storage.

Tenure and Services

Tenure: Share of Freehold.  
A Management Company has been formed by the three owners of the Weavers House apartments. A service charge of £500 per year has been agreed by each resdent, which covers the building insurance and associated costs of communal maintenance.

Mains connected water and waste.  
Electric heating.  
Council Tax Band B.



Energy Performance Graph



