

North End, Calne, SN11 9DH

Calne

Guide Price

£265,000

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

Don't judge a book by its cover. Atwell Martin are delighted to present this charming three bedroom end of terrace home, where first impressions simply don't tell the full story.

The current owners have transformed what appears to be a typical end-of-terrace property into a home brimming with character, warmth, and personality. From the moment you step inside, you'll discover a wealth of period style features, including exposed wooden flooring, a feature fireplace with a log-burning stove, and a beautifully rustic kitchen complete with a traditional Belfast sink.

Every room has been thoughtfully styled to create the feel of a quaint country cottage, offering a unique blend of charm and comfort that is rarely found in properties of this type. This is a home that must be viewed internally to be fully appreciated.

The accommodation comprises an entrance hallway, a bright and welcoming living room, a charming kitchen, a family bathroom with a separate WC, and a versatile sun room/utility area providing valuable additional living and storage space.

To the first floor are three generously proportioned bedrooms, two of which are comfortable doubles. The principal bedroom further benefits from a walk-in wardrobe, offering excellent storage and dressing space.

From the landing, a pull-down ladder provides access to a fully boarded loft space complete with power and skylights, creating a useful area for storage, hobbies, or a home office, subject to any necessary consents.

Externally, the property continues to impress with a beautifully maintained and much-loved rear garden. Predominantly laid to lawn, the garden enjoys a raised patio area, a delightful fish pond, and three useful garden sheds, creating the perfect space for relaxing, entertaining, or gardening enthusiasts. A carport provides additional covered parking or storage.

A particular highlight is the detached studio/home office, which is insulated, double glazed, and benefits from power and lighting, making it ideal for those working from home, pursuing hobbies, or requiring additional versatile space.

This truly unique home combines character, practicality, and charm in equal measure and offers a lifestyle that is rarely available within this price range.

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band B

Tenure - Freehold



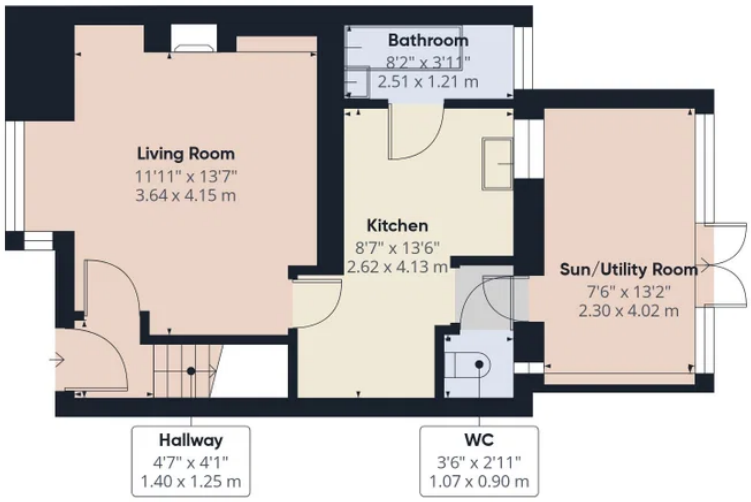




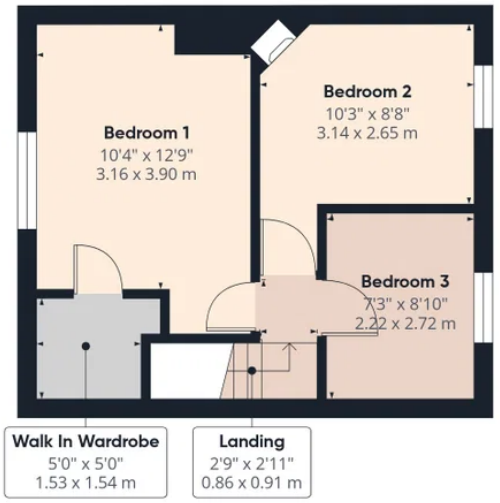




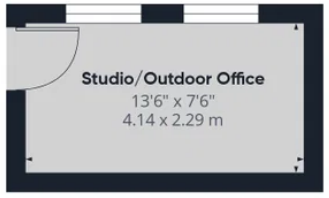




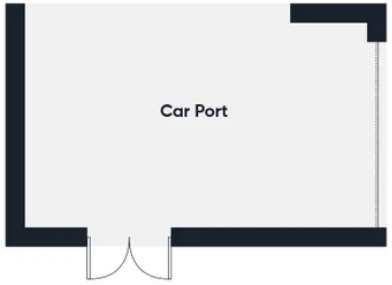
Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2



Ground Floor Building 3

Atwell Martin

Approximate total area(1)

914 ft²

84.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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