



Washmere House, Colerne, SN14 8DQ

Guide Price **£650,000**

DANIEL JONES
— PROPERTIES —



Bedrooms: 3 (Plus Dressing/Cot Room)
Bathrooms: 2
Receptions: 2

Nestled along a peaceful and sought-after lane in the heart of Colerne, this beautifully presented Grade II listed detached home (circa 1740) enjoys stunning panoramic countryside views. Combining period charm with high-quality modern finishes, the property retains character features including exposed stone walls, timber beams and stone mullioned windows. Extending to almost 1,800 sq ft and set within a private, level plot of approximately 0.06 acres, the property is offered with no onward chain.

The ground floor comprises a welcoming entrance hall with limestone flooring and cloakroom, leading through to a spacious and light-filled kitchen/breakfast room with SMEG cooker, integrated appliances and doors opening onto the garden. A useful adjoining lean-to, currently used for storage, presents excellent development potential with planning permission and listed building consent previously granted (now expired), for the creation of a more substantial space (Previous Reference Number: N/09/00604/FUL, N/09/00360/LBC, N/10/03425/LBC). The impressive open-plan sitting/dining room features a dual aspect, large stone fireplace with 'Jøtul' wood-burning stove, and bespoke shelving.

On the first floor are two double bedrooms and a striking 29ft bathroom with freestanding bath, walk-in rainfall shower and ample storage. The second floor provides a superb principal suite with bedroom, en suite and dressing room, alongside a fourth bedroom currently arranged as a nursery/dressing room, offering flexibility as a study if required.



Externally, the south-west facing garden is mainly laid to lawn with a generous patio area, ideal for outdoor dining, and enjoys a pleasant outlook. To the front, there is private off-street parking (via statutory declaration).

Colerne is a highly regarded village within the Cotswolds AONB, ideally positioned between Bath and Chippenham. The village offers a strong community, local amenities, well-regarded primary school and excellent transport links, including access to the M4 and direct rail services to London Paddington from nearby Chippenham.

Additional Information:

Tenure: Freehold Detached House

Council Tax Band: F

EPC Rating: (Exempt Due To Listing)

Services:

Mains gas radiator central heating plus wood-burning stove.

Mains drainage.

Mains electricity.

Mains water supply.

Mix of single and double glazing.

Planning Permission & Listed Building

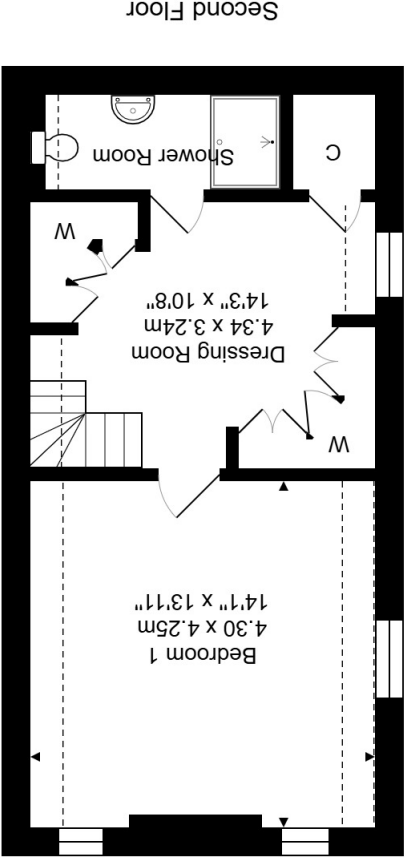
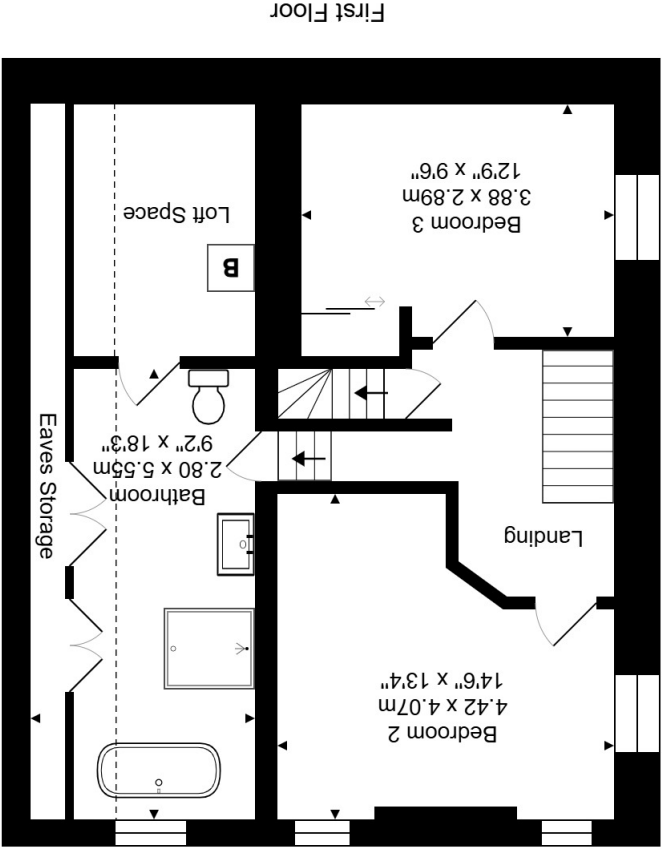
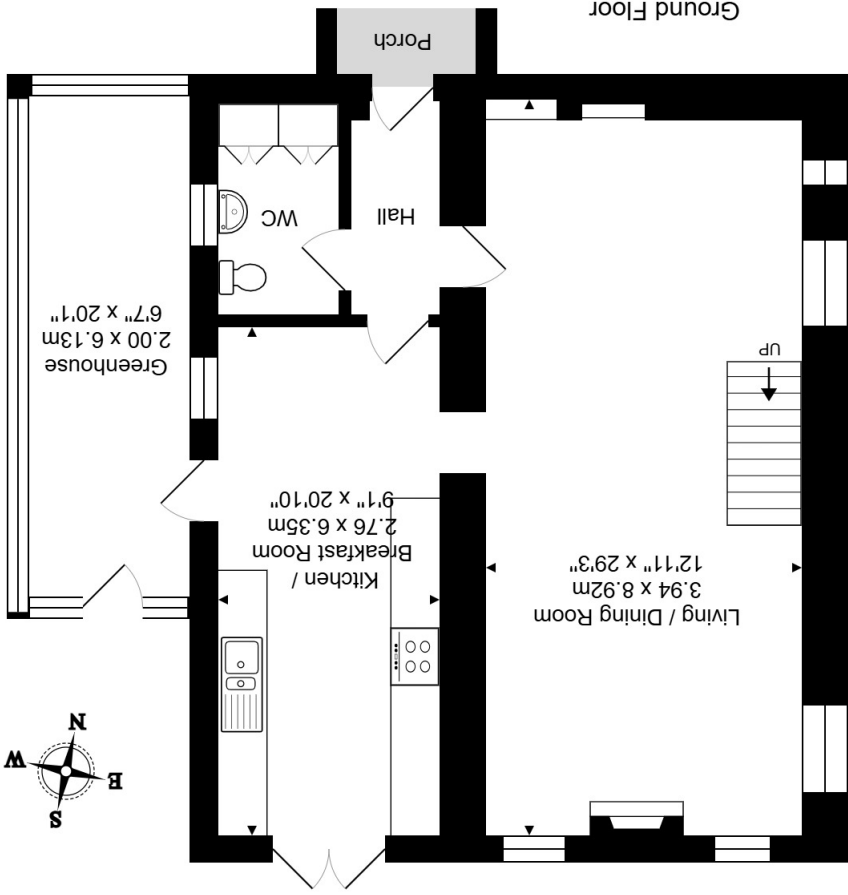
Entries For Lean-To Development:

(N/09/00604/FUL, N/09/00360/LBC,
N/10/03425/LBC)

Please note the parking space is not registered with the title for the property and is provided privately instead to the owners by way of a undisputed statutory declaration

****These particulars are a general guide only and do not form part of any contract. All contents are provided without responsibility and cannot be relied upon as fact. Descriptions and conditions are given in good faith but not guaranteed, and services have not been tested. Prospective buyers must satisfy themselves via their own inspections, legal inquiries, and building surveys regarding the property's condition and compliance. No employee of this agency has authority to make any warranty or representation.****





Total Area: 159.0 m² ... 1712 ft² (excluding greenhouse)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

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