



KINGSTONS



Weavers Cottage, 38 Main Street

Keevil Trowbridge BA14 6LX

Vendor suited with no onward chain. Weavers Cottage is a four bedroom detached Grade II Listed house which dates back to the 1640's located in the highly regarded village of Keevil. Situated on a plot of approx. 0.3 of an acre, the spacious accommodation, circa 1700sqft, boasts plenty of period features including flagstone flooring, exposed beams and open fireplaces including large inglenook. There are three reception rooms plus reception hall, modern kitchen/breakfast room, modern shower room, four bedrooms to the first floor and family bathroom. External features include driveway for several vehicles, and large established and well maintained gardens with private aspect. Properties like this seldom come to the market and early viewing is highly recommended.

Guide Price £635,000 Freehold



LOCATION

The village of Keevil is located approx. 3 miles west of the county town of Trowbridge which provides a full range of retail outlets together with many amenities to include cinema complex, restaurants, a sports centre, secondary schools and a railway station which gives access to Bradford on Avon and the nearby cities of Bath and Bristol. Keevil itself benefits from a popular village primary school, Church and village hall. There is a regular bus service to Trowbridge and the market town of Devizes which is approx. 6 miles west of Keevil. Bath, approx. 12 miles away, also provides a full range of retail outlets together with the Theatre Royal. There are also excellent schools nearby to include St Augustine's Catholic School within Trowbridge, St Laurence School within Bradford on Avon, and a good selection of private schools including Daunceys near Devizes and within the city of Bath, to include King Edwards and Monkton Combe.



ACCOMMODATION

All measurements are approximate

Reception Hall

13'9 x 10'6 max (4.19m x 3.2m max)

Solid wood door to the front. Window to the front. Feature fireplace with exposed chimney breast, tiled hearth and wood burner inset. Wall lights, panelling and exposed ceiling beams. Smoke alarm. Stairs to the first floor. Latched doors off to kitchen and dining room. Double doors to the:

Living Room

17'3 x 14'1 (5.26m x 4.29m)

Windows to the front and rear. Two radiators. Large inglenook fireplace with oak mantle stone hearth and open fire. Wall lights, panelling and exposed ceiling beams. Door to understairs storage cupboard. Latched door to the:

Office

14'10 x 9'5 (4.52m x 2.87m)

Windows to the side and rear. Radiator. Smoke alarm. Door to the rear.

Dining Room

14'1" x 13'6 (4.29m x 4.11m)

Windows to the front and rear. Two radiators. Inglenook fireplace with oak mantle stone hearth and open fire. Flagstone flooring, wall lights, exposed brick work and exposed beams.

Kitchen/Breakfast Room

15'1 x 10'2 (4.6m x 3.1m)

UPVC double glazed windows to the rear and side. Extensive range of units including large corner larder cupboard, drawer, wall and base units. Composite quartz work surfaces with inset

twin sink unit with swan neck mixer tap. Electric cooker with extractor over. Plumbing for washing machine and dishwasher. Space for fridge/freezer and table. Tiled flooring and exposed lintel. Latched door to the:

NB: The fridge/freezer, washing machine and dishwasher can be included.

Rear Lobby

Modern composite door to the side. Tiled flooring. High level cupboard. Latched door to the:

Shower Room

Obscured UPVC double glazed window to the side. Chrome towel radiator. Modern three piece white suite with part tiled surrounds comprising shower cubicle with electric shower over, wash hand basin with cupboard under and w/c with dual push flush. Shaving point. Tiled flooring.

FIRST FLOOR

Landing

Access to attic storage. Doors off to family bathroom and into:

Bedroom One

15'1 x 9'0 (4.6m x 2.74m)

Window to the front. Radiator. Built-in cupboard. Panelling and exposed wall beams. Smoke alarm. Door to:

Bedroom Three

11'8 x 10'10 max (3.56m x 3.3m max)

Window to the front. Radiator. Door to storage cupboard. Open fronted wardrobe. Exposed wood flooring and exposed wall beams. Door to the:





Secondary Landing

Stairs down to reception hall. Access to loft space with ladder. Smoke alarm. Wall light. Latched doors off to bedroom four and into:

Bedroom Two

14'8 x 14'6 (4.47m x 4.42m)
Windows to the front and rear. Two radiators. Wall light.

Bedroom Four

8'3 x 7'0 (2.51m x 2.13m)
Window to the front. Radiator.

Family Bathroom

Window to the rear. Radiator. Three piece white heritage style suite comprising panelled bath with electric shower over and glass screen enclosing, pedestal wash hand basin and w/c. Shaving point and light. Extractor fan. Vinyl flooring. Exposed wall beams.

Attic Storage

21 x 5'9 (6.4m x 1.75m)

EXTERNALLY

To The Front

Gate and path to the front door with entrance light. Walled cottage garden with areas laid to lawn, trees and shrubs; and hedgerow.



Gardens

Large established and well maintained gardens approx. 0.3 of an acre, with private aspect, gravel and paved areas to the immediate rear, predominantly laid to lawn, rockery and small wildlife pond, and a variety of established plants, trees and shrubs. Large additional vegetable garden area laid to lawn with vegetable beds and apple tree. Outside lights. Utility garden area with large metal shed, storage area and modern oil tank. Sweeping paved pathway from the house leading to large gravel driveway providing off road parking for several vehicles. All enclosed by fencing and hedgerow.

Boiler Room/Store

8'11 x 6'8 (2.72m x 2.03m)

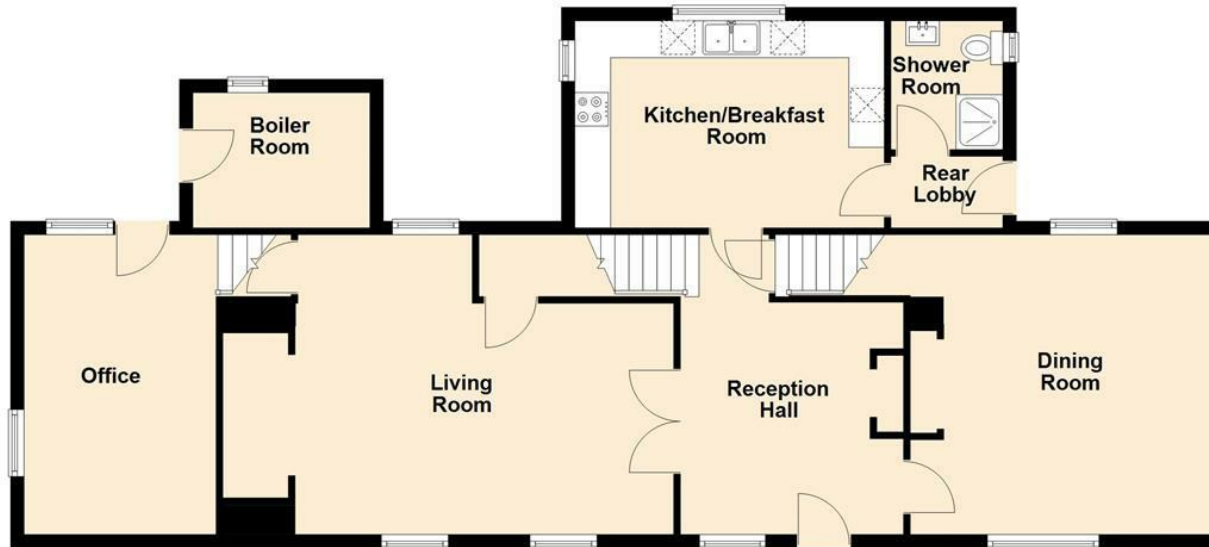
Door to the side. Window to the rear. Power and lighting. Floor standing Grant boiler. Stone flooring.





Ground Floor

Approx. 105.4 sq. metres (1135.0 sq. feet)



First Floor

Approx. 78.1 sq. metres (841.1 sq. feet)



Total area: approx. 183.6 sq. metres (1976.1 sq. feet)

