



Dauntsey Court, West Lavington, Devizes SN10 4LR

Welcome to

Dauntsey Court, West Lavington, Devizes

Charming former Almshouse cottage dating to the early 1800s, offering surprisingly spacious accommodation in good condition throughout. A rare opportunity to acquire a characterful cottage combining period charm with modern comfort, in a desirable countryside location.

Entrance Hall

Entrance to this delightful former Almshouse situated in a sought after Wiltshire village location is accessed via doors to the front leading into the entrance hall which comprises : stairs leading to the first floor, doors to the sitting room, kitchen/diner and downstairs shower room, LVT flooring and a radiator.

Sitting Room

A generous lounge featuring exposed beams, a bay window and an attractive exposed brick wall with potential for a log burner. There is ample space for lounge furniture and the room is served by a radiator.

Kitchen / Diner

A spacious and well-appointed kitchen/diner fitted with an attractive range of wall and base units with complementary worktops, incorporating a sink with drainer. Integrated cooking appliances include an oven and hob with extractor above, while there is also space and plumbing for both a washing machine and dishwasher, along with room for a fridge/freezer. A front-facing window allows in plenty of natural light and the room comfortably accommodates a dining table and chairs, making it ideal for everyday living and entertaining and two radiators provide ample heating.

Study / Bedroom Three

A versatile and well-proportioned room featuring built-in cupboards and a fitted desk, ideal for use as a home office, guest room or third bedroom. A front-facing window provides natural light, and the room is served by a radiator.

Shower Room

The downstairs shower room is fitted with a low-level WC, a vanity wash hand basin with storage beneath, and a shower cubicle. An obscure front-facing window provides natural light while maintaining privacy, complemented by tiled flooring.

Landing

Bedroom One

Bedroom one is a comfortable and good-sized room, enjoying a pleasant front-facing window and fitted wardrobes, along with an additional built-in cupboard housing the boiler. There is plenty of space for bedroom furniture, creating a welcoming and relaxing atmosphere, a radiator completes the room.

Bedroom Two

A further well-sized bedroom featuring built-in wardrobes and a front-facing window that fills the room with natural light. There is ample space for bedroom furniture and a radiator.

Shower Room

The fully tiled upstairs shower room is stylishly appointed with a low-level WC, a vanity wash hand basin, and a generous double shower cubicle. Additional features include an extractor fan and a chrome ladder-style heated towel rail, adding both comfort and practicality.





Garden

A private, low-maintenance courtyard garden featuring mature shrubs and established planting that provide year-round interest and natural screening. Thoughtfully arranged borders create a calm, inviting atmosphere, while several seating areas offer different spots to relax or entertain, making this a peaceful outdoor space to enjoy with minimal upkeep.

Parking

The property has allocated parking for one vehicle.



view this property online [allenandharris.co.uk/Property/DVZ107195](https://www.allenandharris.co.uk/Property/DVZ107195)



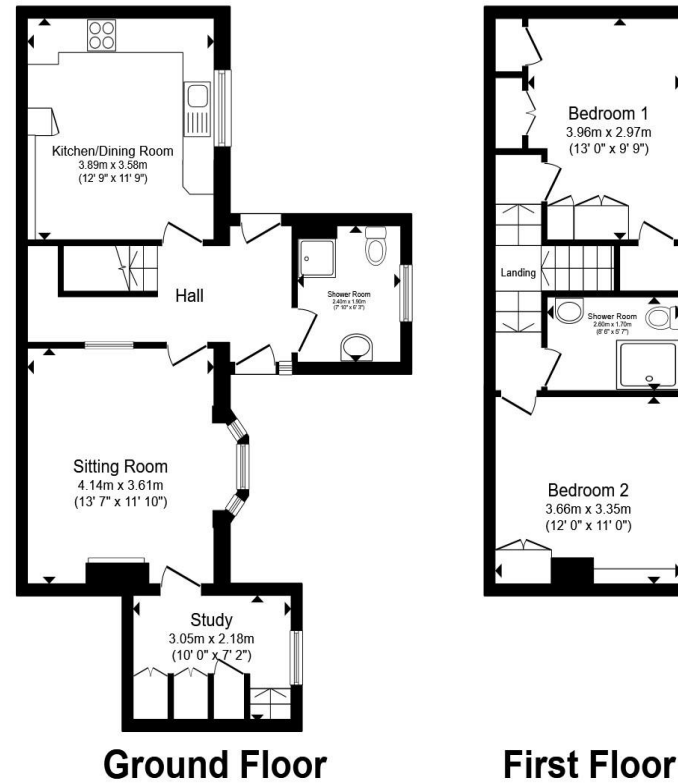
Welcome to

Dauntsey Court, West Lavington, Devizes

- Charming Former Almshouse dating back to the early 1800s
- Two Double Bedrooms Plus Optional Third Bedroom/Study
- Private Low-Maintenance Courtyard Garden & Allocated Parking
- Countryside Walks on the Doorstep
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers in excess of



Total floor area 87.8 m² (945 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

 allen & harris

[view this property online](http://allenandharris.co.uk/Property/DVZ107195) allenandharris.co.uk/Property/DVZ107195



Property Ref:
DVZ107195 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 allen & harris



01380 729900



devizes@allenandharris.co.uk



4 Northgate Street, DEVIZES, Wiltshire, SN10 1JL



allenandharris.co.uk