



**Connells**

Holywell Guest House Lacock Road  
Patterdown Chippenham



# Holywell Guest House Lacock Road Patterdown Chippenham SN15 2NT

for sale  
**£975,000**



## Property Description

Welcome to Holywell Guest House, a charming retreat nestled in the serene countryside of Patterdown, just 1.5 miles from Chippenham town centre. This beautiful detached stone built family home radiates charm and elegance and is situated in extensive landscaped gardens and grounds. The property boasts six bedrooms with additional self-contained letting accommodation. The main house is inviting with a spacious reception hall that flows into the large lounge with a cosy wood burning stove. The beautifully refitted kitchen, with an island and built-in appliances, offers a modern but warm ambiance. The large dining room provides a great entertaining space complemented by a cloakroom and a second kitchen. The stunning master suite is a true sanctuary and features an ensuite bathroom. There are five additional bedrooms, all with their own ensuite facilities.

The property also offers eight charming chalets, again all with ensuite facilities along with a shared kitchen and laundry room, ideal for guest accommodation or rental opportunities. The outdoor heated swimming pool, complete with changing facilities and a toilet offers endless enjoyment in a private setting. In addition there is a double garage and extensive parking which add to the convenience of the property. Offering comfort and beauty, this home is not just a residence but a lifestyle.

## Main House Accommodation

### Entrance Hall

### Study

13' 4" x 9' 10" ( 4.06m x 3.00m )

### Lounge

28' max x 16' 1" ( 8.53m max x 4.90m )

### Dining Room

14' 9" x 13' 9" ( 4.50m x 4.19m )

### Kitchen/Breakfast Room

19' 5" x 13' 8" ( 5.92m x 4.17m )

### Rear Lobby

### Kitchen Two

9' 9" x 9' 3" ( 2.97m x 2.82m )

### Sun Room

14' 8" x 5' 1" ( 4.47m x 1.55m )

### First Floor Landing

### Bedroom One with Ensuite

18' 6" x 15' 8" ( 5.64m x 4.78m )

### Bedroom Two with Ensuite

13' 6" x 10' 1" ( 4.11m x 3.07m )

### Bedroom Three with Ensuite

15' 10" x 10' 7" ( 4.83m x 3.23m )

### Bedroom Four with Ensuite

10' 8" x 10' ( 3.25m x 3.05m )

### Bedroom Five with Ensuite

14' 8" x 13' 9" ( 4.47m x 4.19m )

### Bedroom Six with Ensuite

15' 11" x 10' ( 4.85m x 3.05m )

### Outside

### Double Garage

## Extensive Driveway Parking

### Chalet One With Ensuite

10' 9" x 7' 10" ( 3.28m x 2.39m )

### Chalet Two With Ensuite

14' 9" x 10' 2" ( 4.50m x 3.10m )

### Chalet Three With Ensuite

15' x 10' 3" ( 4.57m x 3.12m )

### Chalet Four With Ensuite

14' 9" x 10' 2" ( 4.50m x 3.10m )

### Chalet Five With Ensuite

13' 11" x 10' 3" ( 4.24m x 3.12m )

### Chalet Six

15' 1" x 10' 2" ( 4.60m x 3.10m )

### Chalet Seven

10' 10" x 6' ( 3.30m x 1.83m )

### Chalet Eight

10' 9" x 8' 2" ( 3.28m x 2.49m )

## Outside

## Gardens

Large paved patio area. Beautifully landscaped gardens which are mainly laid to lawn with flower and shrub borders, ornamental steps and feature circular paved patio area.

## Outdoor Heated Swimming Pool

With Changing Room & Wc

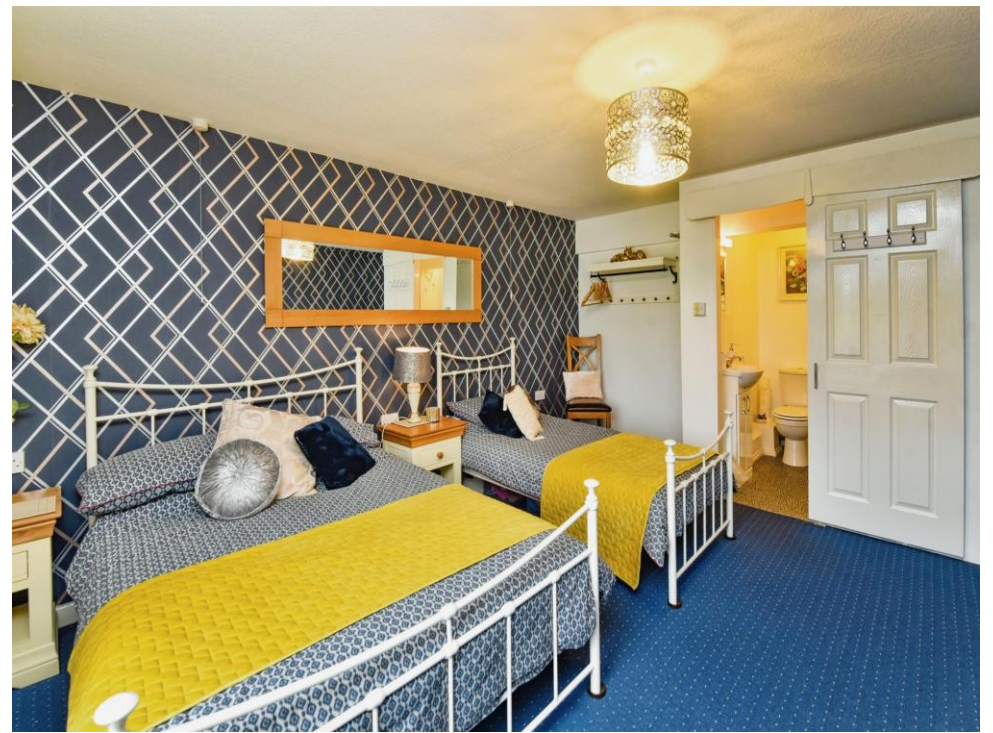
## Agents Note

Please note than an AML fee is chargeable to the buyer once an offer has is accepted to

cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee can not be refunded, even if the property purchase does not go ahead.











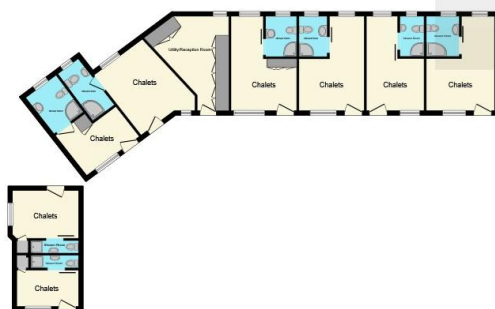




**Ground Floor**



**First Floor**



**Outbuilding**

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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.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
Band: G

Tenure: Freehold

**view this property online [connells.co.uk/Property/CHM305954](http://connells.co.uk/Property/CHM305954)**



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