



📍 13 Velley Hill, Gastard, Corsham, Wiltshire, SN13 9PU

🔗 Offers In Excess Of £475,000

This delightful period cottage retains a number of period features and has been comprehensively extended by the current owner to create a good-sized home, and comes to the market for the first time in well over 40 years.

- Detached 3 Bedroom Extended Period Property
- Greatly Extended By The Current Owner Of 43 Years
- Retaining Some Period Features
- Partially Double Glazed
- Oil Fired Central Heating
- Very Large Rear Garden Well In Excess Of 100 ft
- Off Road Parking For 2 Cars
- Village Location

🏠 Freehold

🏠 EPC Rating E



This delightful period cottage retains a number of period features and has been comprehensively extended by the current owner to create a good-sized home and comes to the market for the first time in well over 40 years. The property is accessed through an external entrance porch through to the main living room. This cosy room has dual aspect stone mullion windows to the front and side, exposed ceiling beams, a feature fireplace, stairs to the first floor and a door to the inner hallway. This hallway has doors to the utility and kitchen. The utility has a window to the side, wall wall-mounted boiler, W.C, storage cupboards and a sink, whilst the well-equipped kitchen has a number of attractive shaker-style wall and base units, a ceramic sink and built-in appliances which include a fridge and electric oven and hob, as well as space for a dishwasher. The kitchen is open plan to the spacious dining area, creating a large and social kitchen-dining room. The dining area is naturally light with a mixture of windows, patio doors and a bar door giving access to the garden. The first floor has a landing and doors to all upstairs rooms. This includes the main bedroom to the front with fantastic A-framed roof trusses, stone mullion window and wardrobes with hanging and shelving space. The second and third bedrooms are both located to the rear overlooking the garden, and there is a separate bathroom and cloakroom on either side of the landing. Externally, there are front and rear gardens. The front is enclosed behind a small wall and laid with stone chippings. The rear is well over a hundred feet in length, with a patio off the dining area, and is initially enclosed by a stone wall and fencing with a stone wall to the level of the garden which is laid mainly to lawn along its length. There are a number of established trees, bushes and shrubs, garden sheds, a summer house, further patio areas and vegetable plot, an absolute delight throughout. There is also parking for one car.

Situation

Gastard is a small village set just over a mile from Corsham in a semi rural location with miles of countryside around you. There is the popular Burj Indian Restaurant which offers a wide range of Vegan food, a local playing fields with play park, active church and village hall offering classes such as Pilates. The village community arranges a yearly Fete, and has a group buying organisation for heating oil as there is no gas in Gastard. Historic Corsham offers a wide range of independent shops and eateries, excellent schools and leisure facilities. In the other direction is Whitley village with it's golf club, community shop and cycle repair shop. With many National Trust areas such as Lacock close by, there is always somewhere beautiful to visit.

Property information

Council Tax Band: E

Partially double-glazed

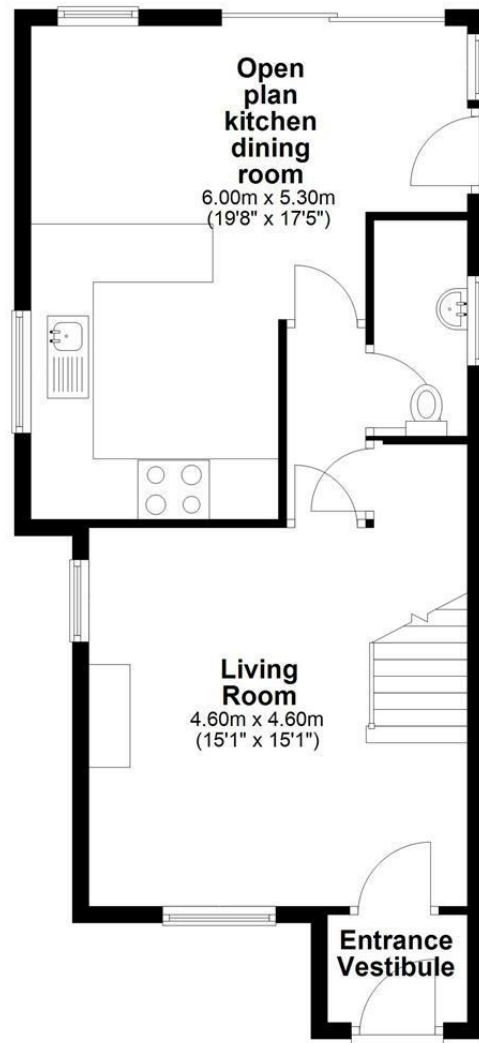
EPC Rating: E

Freehold

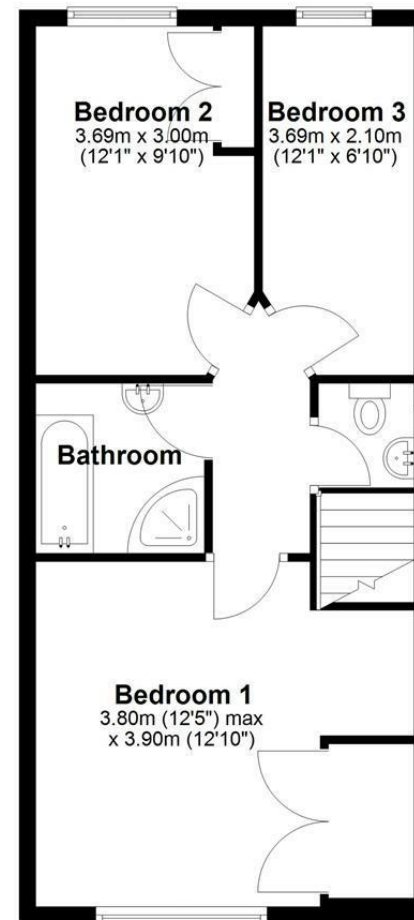
Oil Fired Central Heating



Ground Floor



First Floor



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