

TOWN&COUNTRY
ESTATES



Cradlebridge House, Leigh Road, Westbury, Wiltshire BA13 3QR

Guide Price £1,200,000

LOCATION

Westbury is a historic market town set within the beautiful Wiltshire countryside, offering an excellent range of local amenities and convenient transport links. The town enjoys easy access to the nearby towns of Warminster, Frome, and the city of Salisbury to the south, as well as the county town of Trowbridge to the north.

From Trowbridge, there are excellent road connections to the M4 at Junction 17, providing easy access to the vibrant cities of Bath and Bristol, together with the thriving commercial centre of Swindon.

Westbury railway station serves as an important transport hub, offering direct services to Bath (approximately 25 minutes), Bristol (approximately 45 minutes), the South West, and London Paddington (approximately 1 hour 28 minutes), making the town ideally positioned for both commuting and leisure travel.

DESCRIPTION

Cradlebridge House is a truly magnificent former parsonage residence, offering a rare opportunity to acquire a substantial Grade II listed period home of considerable character and heritage. This impressive five-bedroom detached property has undergone extensive refurbishment, sympathetically combining its historic features with modern comforts. We understand that the majority of the building dates from the 18th century, with elements believed to pre-date this period, adding to its unique architectural appeal.

The ground floor offers a wealth of beautifully proportioned accommodation, including a grand entrance hall, elegant drawing room, inviting sitting room, pantry, formal dining room, well-appointed kitchen, boot room, and a downstairs cloakroom. The first floor provides five generous double bedrooms, including a principal bedroom with en-suite facilities, together with a spacious family bathroom.

Externally, Cradlebridge House enjoys extensive private and enclosed gardens, providing a peaceful and secluded setting. The property further benefits from excellent outside storage, a substantial garden, and a secure gated driveway offering ample parking for multiple vehicles.

ENTRANCE HALL

A welcoming and generously proportioned reception hall creates an impressive first impression, featuring a radiator and an elegant staircase rising to the first floor with a useful storage cupboard beneath. A solid wooden door provides direct access to the gated gravel driveway, while internal doors open into the beautifully appointed drawing room and comfortable sitting room. An inner hallway leads seamlessly through to the pantry, formal dining room, and well-appointed kitchen, creating an excellent flow throughout the ground floor.

DRAWING ROOM

The elegant drawing room is rich in character, showcasing an array of attractive period features, including a picture rail, two radiators, and an impressive open fireplace with a beautifully crafted wooden surround, creating a striking focal point. Single-glazed French doors, complete with stained glass panels to the upper sections, open onto the front garden, allowing an abundance of natural light to fill the room while providing a delightful outlook.

SITTING ROOM

The beautifully appointed sitting room is a warm and inviting reception space, featuring an attractive open fireplace with a timber surround and elegant marble hearth, creating a charming focal point. Solid wood flooring enhances the character of the room, while two radiators provide comfort throughout. Single-glazed French doors with decorative stained glass panels to the upper sections open onto the front garden, allowing natural light to flood the space. Additional doors to the rear of the room provide convenient access to the inner hallway.

PANTRY

The useful pantry provides practical additional storage and preparation space, featuring attractive solid stone flooring, a large wall-mounted glazed storage unit, power and lighting, and single-glazed windows that enhance the room's traditional character.

DINING ROOM

The elegant dining room is a wonderfully characterful space, ideal for both formal entertaining and family gatherings. A striking exposed timber beam spans the ceiling, while a feature built-in stove provides a charming focal point. Two radiators ensure year-round comfort, and two large sash windows overlook the garden, filling the room with an abundance of natural light. A beautifully crafted built-in dresser with glazed display cabinets offers both practicality and character, while a door leads to a generous storage cupboard housing the gas-fired boiler.

KITCHEN

The spacious kitchen is thoughtfully designed to combine period charm with practical family living. A range of fitted base and drawer units, complemented by laminate work surfaces, incorporates a bespoke unit with an inset ceramic sink. Tiled flooring and coordinating splash backs enhance the space, while there is ample room for a range-style cooker. Recessed ceiling spotlights provide excellent illumination, with a radiator and heated towel rail ensuring comfort throughout the year. An original door opens directly onto the garden, adding to the kitchen's character, while a secondary staircase provides access to the first floor. Additional doors lead to the adjoining boot room and directly to the garden.



BOOT ROOM

The versatile boot room offers excellent additional storage and has the potential to serve as a practical utility room. Character features include an exposed timber beam, while a radiator and single-glazed window provide comfort and natural light. A built-in storage cupboard enhances the room's functionality, and a door leads through to the ground floor cloakroom.

CLOAKROOM

The cloakroom is fitted with a low-level WC and a wall-mounted wash hand basin. A radiator provides warmth, while a single-glazed window allows natural light.

FIRST FLOOR LANDING

The spacious first-floor landing is flooded with natural light from a large single-glazed sash window and additional single-glazed windows, creating a bright and welcoming space. Extending around the first floor, the landing provides access to all bedrooms, the family bathroom, and the WC. A radiator ensures comfort throughout, while a generous airing cupboard houses the high-pressure hot water cylinder and provides useful additional storage.

WC

With a window to the rear, low level WC, basin and radiator.

BEDROOM ONE

The principal bedroom is a spacious and elegant retreat, enjoying delightful views over garden through a large sash window. A charming feature fireplace provides an attractive focal point, while two radiators ensure comfort throughout the year. A door leads directly to the adjoining en-suite bathroom.

ENSUITE

The Jack and Jill en-suite shower room is well appointed, serving both the principal bedroom and adjoining the first floor landing. The suite comprises a spacious walk-in shower with a glazed screen, tiled surround, and rainfall shower head, together with a low-level WC and a wall-mounted wash hand basin set within a vanity unit. A sash window provides natural light, while two radiators ensure comfort throughout the year.

BEDROOM TWO

Situated at the far end of the property, Bedroom Two is a charming and characterful double bedroom offering a peaceful retreat. The room benefits from single-glazed windows, a radiator, and a built-in storage cupboard, while an original exposed 18th-century feature wall provides a striking reminder of the property's historic heritage and period charm.

BEDROOM THREE

Bedroom Three is a generously proportioned double bedroom, which can be accessed via the principal bedroom and the first floor landing making it ideal as a guest suite, dressing room, nursery, or bedroom. The room enjoys plenty of natural light from a sash window and features an attractive exposed brick fireplace, adding to its period character. Two radiators provide comfort throughout the year.

BEDROOM FOUR

Bedroom Four is positioned towards the far end of the first-floor landing and offers a charming and peaceful retreat. The room benefits from a sash window allowing natural light to fill the space, two radiators, and an attractive inset cast iron fireplace, providing a delightful period feature. Useful storage completes this well-proportioned bedroom.

BEDROOM FIVE

The fifth of this magnificent property's double bedrooms is situated adjacent to the family bathroom and offers a wealth of period charm. The room features a sash window, an attractive built-in cast iron fireplace, exposed timber beam, radiator, and useful built-in storage, combining character and practicality in equal measure.

FAMILY BATHROOM

The impressive family bathroom is beautifully appointed, combining traditional elegance with modern convenience. The room features a freestanding raised bath, a mains-fed shower, and a close-coupled WC, alongside a double wash hand basin set within a stylish vanity unit. A single-glazed sash window provides natural light, while a chrome heated towel rail ensures comfort and practicality. An extractor fan completes this well-equipped bathroom.

EXTERIOR

FRONT GARDEN

The generous front garden is beautifully enclosed by a variety of mature trees and established shrubs, creating an exceptional sense of privacy and seclusion. A large stone patio provides an ideal space for outdoor entertaining and relaxation, while the rear garden is predominantly laid to lawn and enjoys a peaceful, private setting. A pathway extends around the garden, providing access to the rear, with gated access leading to the secure and private driveway.

REAR GARDEN

The rear garden provides a versatile outdoor space, predominantly laid to hardstanding with gravelled areas and dedicated seating spaces, ideal for outdoor entertaining and relaxation. The garden is complemented by a variety of mature trees and established shrubs, creating a private and secluded atmosphere. Additional benefits include useful storage sheds and a convenient outside WC.

GATED DRIVE

The secure gated gravel driveway provides ample parking for multiple vehicles and offers convenient access to both the front and rear of the property via a pathway leading to the entrance and rear gate. The driveway also benefits from access to a brick-built storage shed and a substantial garage, complete with power, lighting, and an electric roller door, providing excellent additional storage and secure parking.

ADDITIONAL INFORMATION

Council Tax Band - F







GROUND FLOOR



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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ground Floor
1987 sq.ft. (184.6 sq.m.) approx.



1st Floor
1527 sq.ft. (141.8 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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