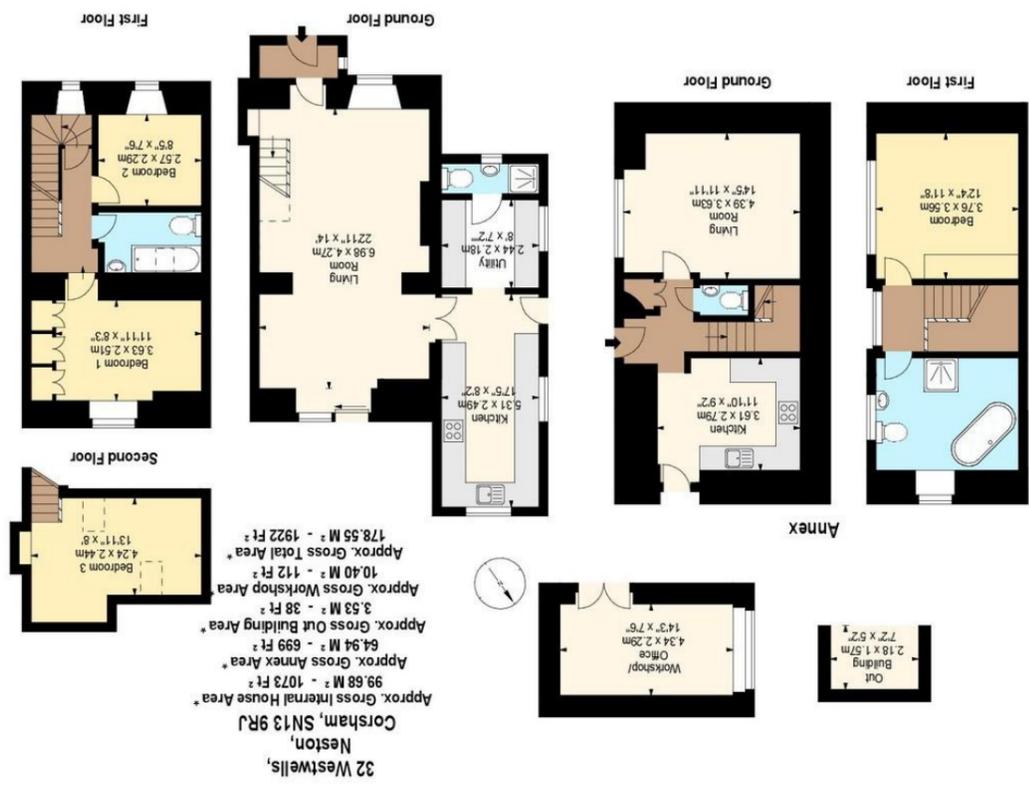


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements

Illustration For Identification Purposes Only. Not To Scale  
As Defined by NIS - Code of Measuring Practice



32 Westwells, Neston, Corsham, SN13 9RJ

David Ingram  
RESIDENTIAL

# 32 Westwells, Neston, Corsham, SN13 9RJ

£575,000

This wonderful cottage and detached converted barn annexe offer over 1700 sq.ft. of flexible accommodation, marrying character and charm with a modern high quality finish.

The terraced cottage is set over three floors with the ground floor including an impressive 23ft living/dining room with two traditional fireplaces - one with wood burning stove; exposed ceiling beams, window to front and patio doors to the rear garden. The dual aspect kitchen has been stylishly fitted with high quality units, solid wood countertops with breakfast bar, eye level double electric oven and a 5 ring gas hob. There is a utility room off of the kitchen leading to a beautifully fitted shower room/cloakroom. The first floor has a master bedroom with fitted wardrobes; good sized single bedroom; family bathroom with shower over the bath. The second floor offers a further double bedroom with skylight windows.

The 700 sq.ft. detached annexe is a wonderful converted barn which is perfect for additional accommodation for older children, live-in relatives, guests, or as an attractive Air BnB. The ground floor has entrance hall with downstairs wc and storage cupboard; large living room with wood burning stove; fitted kitchen with side door. The first floor has a double bedroom with built-in storage, and a stunning en-suite bathroom with free standing bath and separate walk-in shower.

Planning permission is in place for a two storey extension which would create two additional ground floor reception rooms - one for the cottage and one for the annexe, along with an extra bedroom to the cottage. Proposed elevation and floorplans attached.

Externally there is a large home office/workshop; spacious enclosed garden laid to lawn with raised flower beds and two covered al fresco dining/seating areas. There is a further patio, stone outbuilding, and timber summerhouse. A large gated driveway provides parking for several vehicles.

Neston is an extremely popular village on the fringes of Corsham. With a quintessential country feel, there is a well regarded primary school, church, excellent public house, village hall, recreation field and play area. Bordered by countryside walks in every direction, the village offers a great rural setting without being too far from the amenities of the picturesque Corsham town centre. A regular



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