



📍 4 St. John's Court, Devizes, Wiltshire, SN10 1BU

🏠 Guide Price £400,000

A unique period gem, conveniently situated right the heart of the bustling and historic market town of Devizes.

- Superb Period Home
- Wonderfully Situated Close to Town
- Three Bedrooms
- Former Medieval Hall/Dining Room with Inglenook Fireplace
- Wealth of Period Features
- Dual Aspect Sitting Room
- Modern Bathroom & Two Shower Rooms
- Outside Office
- Private Courtyard to Rear + Courtyard to Side

🏡 Freehold

🏠 EPC Rating D



An incredible Grade II Listed former medieval hall, packed with period charm and history. Set in the heart of this wonderfully vibrant Market town, it is just a stone's throw from numerous shops and facilities, making it an ideal home for anyone wanting character mixed with town centre living.

Internally, a large oak front door opens into a tiled entrance lobby and hallway. Set off the hall is a dual aspect sitting room with a log burner, parquet flooring and exposed beams. The magnificent dining room with an 11ft high ceiling and exposed wooden flooring is the the oldest part of the building and is the perfect entertaining room with a large Inglenook fireplace with adjacent cupboard/wine store. A ceiling height French window opens out to a private fully enclosed courtyard garden with useful store room. A metal spiral staircase in the corner of the room ascends to a beamed double bedroom with screened off storage space and a step down into an en suite shower room. Also on the ground floor, a medieval archway leads to a handy utility area and a further shower room with a Conservation skylight. The fitted kitchen has tiled flooring and an atrium with an electric skylight. It is well equipped with an induction hob, built in oven and a pantry with space for a fridge. A door from the kitchen opens to a second courtyard area with a gate on to St John's Court, and also an outdoor home office with light and power, a window and skylight. The little triangle of courtyard where there is a garden bench and plant pots is owned by No.4 and is for its exclusive use. Back inside the house stairs from the hall go up to 2 charming bedrooms with exposed beams and timbers. The dual aspect principal bedroom is a good size and enjoys fine views of St John's Church. A low archway goes through to a cupboard housing the gas boiler and a stylish refitted en suite bathroom.

#### Situation

The property is located along a charming pedestrian walkway between St John's Street and St John's Churchyard, surrounded by equally characterful homes, with town centre shopping conveniently found right on the doorstep.

Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and vibrant live-music and arts scene. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

#### Property Information

Grade II Listed and Conservation Area.

Services: All mains services are connected. Superfast broadband available.

Agents Note: This property benefits from a right of way via the passageway of Number 5 in order to access the rear gate of Number 4's private courtyard.

Council Tax: Band B



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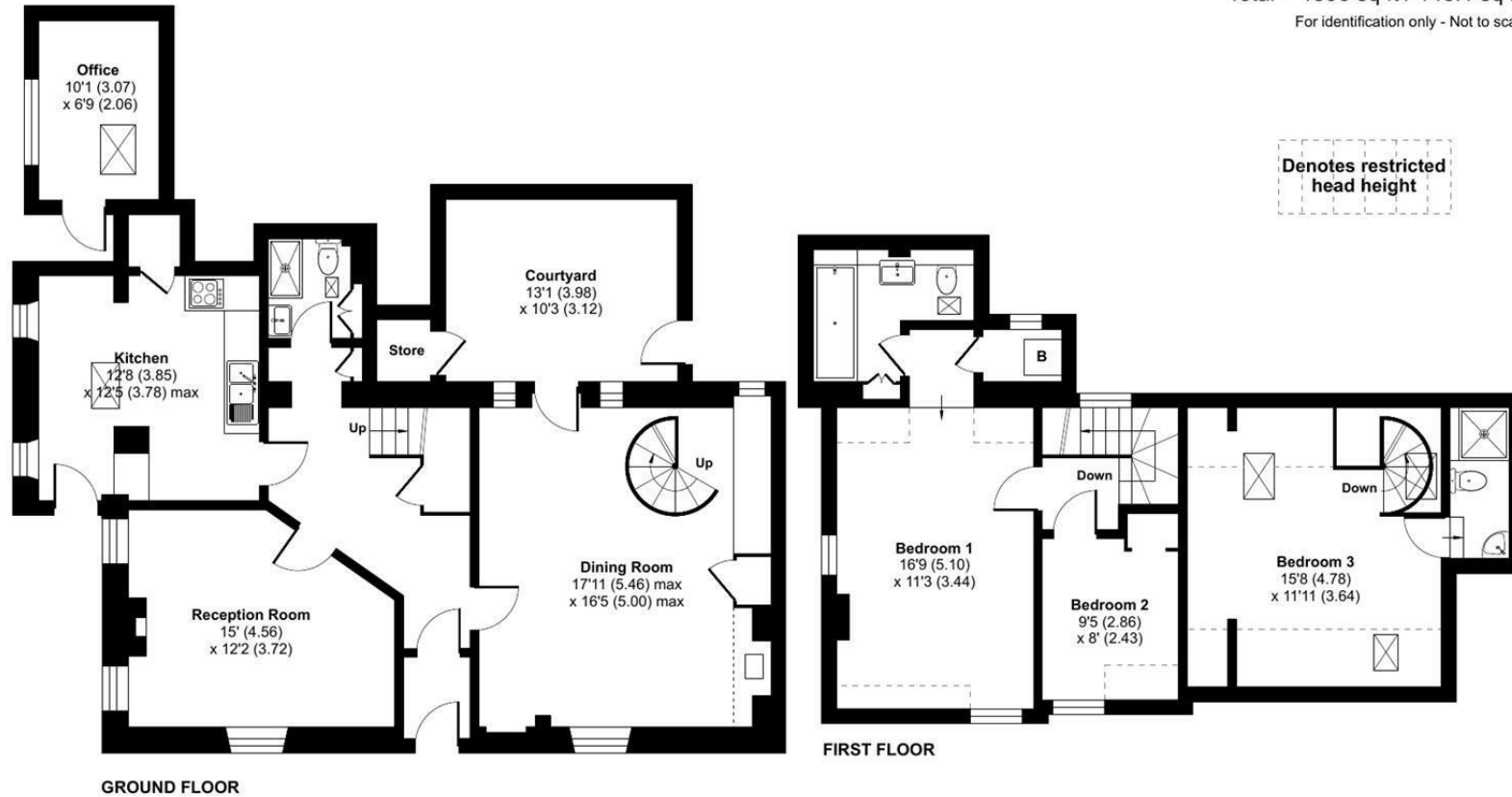
Approximate Area = 1390 sq ft / 129.1 sq m (excludes courtyard)

Limited Use Area(s) = 128 sq ft / 11.8 sq m

Outbuildings = 78 sq ft / 7.2 sq m

Total = 1596 sq ft / 148.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2025. Produced for Strakers. REF: 1356834

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