



Craven House, 25 Emwell Street
Warminster, Wiltshire, BA12 8JA

Guide Price £795,000 Freehold

COOPER
AND
TANNER



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 5  6  3 EPC F

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Description

Cooper and Tanner are delighted to offer this beautiful historic and gracious Grade II* listed Georgian house. This imposing home has been in the hands of the present family for many years and has a very interesting history, offering superb proportioned accommodation throughout. The property also has some very substantial light and airy reception rooms, that are complimented with exquisite marble fireplaces.

In brief the accommodation comprises five bedrooms, four reception rooms, three bathrooms. The accommodation also includes a self-contained one bedroom annexe and a cellar. Some of the reception rooms have ornate brick and marble fireplaces, some of which are of interesting and historical importance. Other features include oak beams, a grand staircase with ornate period ceiling, some internal brick walling, some original doors, and a strong room. As

selling agents we must draw your attention to the fact this home does require updating throughout. However, this gives the buyer a fantastic opportunity to create a wonderful home.

Outside

The property is at the heart of Warminster and set behind a set of imposing wrought iron railings and gate. The front formal decorative garden is laid to lawn with mature trees complimenting this handsome home. To the rear a private driveway offers parking for several vehicles and gives access to the covered parking. The stunning and established rear garden is a true asset to a centrally located home. Adjoining is a paved terrace that lends itself to alfresco dining and entertaining. There is another area of garden with lawn, floral beds and borders and specimen trees. The home has a south facing garden along with a high degree of privacy behind walled boundaries.









Location

The historic market town of Warminster offers a wide range of shopping and leisure facilities to include library, sports centre, Snap gym, swimming pool, schools, churches, doctors' and dentists' surgeries, hospital, and post office. Warminster also benefits from a main line railway station to London Waterloo whilst the nearby A303 provides excellent road links to London to the east and Exeter to the west. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.

Warminster train station has connections to Bath/ Bristol / Bradford on Avon / Westbury/ Paddington /Reading. Junction 18 / M4 is 18 miles (29km) The A361 connects to Swindon to the north-east and Barnstaple to the south-west, while the north south A350 primary route to

Poole runs close to the town. Bristol Airport which is 30 miles (48 km) west. Bath and Salisbury are about 20 miles away. The A303 is about 10 miles to the south.

Viewing

Viewing comes highly recommended. Call for full details and access arrangements.



Local Information

Local Council: Wiltshire Council

Council Tax Band: G

Heating: Gas c/h

Services: Main drainage / Mains Electricity and Water

Tenure: Freehold



Motorway Links

- A303/M3/A361/A350
- M4



Train Links

- Westbury
- Warminster



Nearest Schools

- Trowbridge/Frome
- Warminster/Westbury/BOA



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