



Capel House, Emwell Street  
Warminster, Wiltshire BA12 8JA

Guide Price £610,000 FREEHOLD

COOPER  
AND  
TANNER





# Capel House, Emwell Street, Warminster, Wiltshire BA12 8JA

 4  2  4 EPC D

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## Description

Capel House is a beautiful Grade II listed building which has been sympathetically restored to provide a stunning family home full of character, original features and charm. Its historic records date back to 1749. The building is named after Daniel Capel, a local wool merchant and a clothier at the time, and who's initials can be found engraved above one of the archways in the beautiful south facing garden. It is located close to the Town Centre and is OFFERED WITH NO ONWARD CHAIN.

You enter the property into a spacious high ceiling entrance hall which leads through to a generous hallway with walk in storage. Just to the left you would find a charming, 18<sup>th</sup> century oak paneled spacious lounge with a stone-built fireplace, a working log burner and oak flooring.

Up a few steps, an opening leads through to the bright dining room and a cloakroom to the right, with French doors that open on to the patio.

Just ahead, a bespoke oak kitchen with a range of base-mounted cabinets, granite worktops, integrated oven, induction hob, dishwasher, fridge-freezer, Belfast sink and space for further appliances. A centre island provides a breakfast bar, draws, wine rack and further storage. Another set of French doors that lead into the private garden. A generous Utility Room at the back of the kitchen with oak cupboards and granite worktops offers ample space for more appliances.

Just to the side of the kitchen a set of stairs lead up to the first floor where you will find three double bedrooms all with en-suite bathrooms. The master bedroom is bright with two large sash windows, en-suite with a spa bath and a large walk in dressing room.

From the landing, there is another door with stairs leading to the top bedroom with a spacious en-suite, 15<sup>th</sup> century oak beams and eaves storage.















## Outside

The property offers a fully landscaped rear South facing garden totally private enclosed by a high wall. There are French doors from the Kitchen, they open out onto a block paved large patio totally secluded for outside dining. The garden is mainly laid to lawn with established plants, a large border full of shrubs plants is at the end of the garden. There are steps up to a storage shed and access to the side driveway. This garden has been maintained to the highest of standards. At the side of the property there is a long driveway with parking for at least three cars.

## 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, pre/ primary / secondary / private 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, Stonehenge and Salisbury Plain.



### Local Information

**Local Council:** Wiltshire Council

**Council Tax Band:** F

**Heating:** Gas

**Services:** Mains Electricity and Water

**Tenure:** Freehold



### Motorway Links

- M4/M32/M5



### Train Links

- Warminster & Westbury

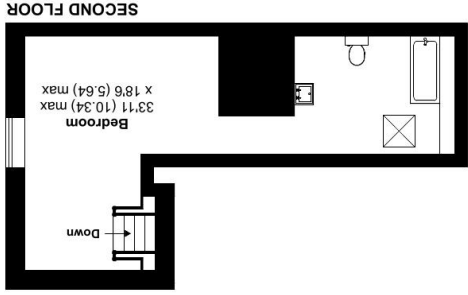
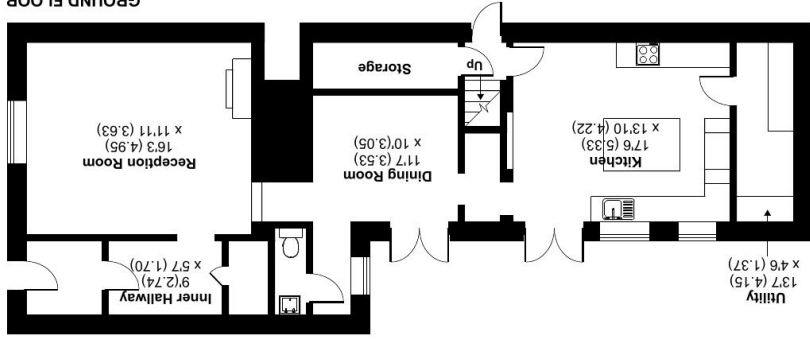


### Nearest Schools

- Warminster & surrounding villages

# Emwell Street, Warmminster, BA12

Approximate Area = 2445 sq ft / 227.1 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). © nrdhcom 2024. Produced for Cooper and Tanner. REF: 1197194

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