

Fore Street

Warminster, BA12 8DB

COOPER
AND
TANNER



£312,950 Freehold

Jasmine Cottage is full of character and charm, and retains many original features. Heating is provided by a Worcester Bosch combi gas boiler and each room has a newly fitted column radiator. The home has been decorated to a high standard with Farrow and Ball paint. The cottage offers a lovely flow and continuity. To the front of the cottage there is a raised brick planted area containing a variety of shrubs and plants providing a natural screening. lobby with space to hang coats and shoe storage. Enclosed rear garden and workshop.

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EPC D

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DESCRIPTION

A stunning home full of character and charm, and retaining many original features. Heating is provided by a Worcester Bosch combi gas boiler and each room has a newly fitted column radiator. The home has been decorated to a high standard with Farrow and Ball paint. The cottage offers a lovely flow and continuity. To the front of the cottage there is a raised brick planted area containing a variety of shrubs and plants providing a natural screening. lobby with space to hang coats and shoe storage. Enclosed rear garden and workshop. Viewing highly advised.

ACCOMMODATION

The living room is spacious yet cosy. Wooden beams and a woodburning stove add character and charm. There is a large cupboard and understairs cupboard providing plenty of storage space. There is also an enclosed utility area which houses the boiler and has space for washing machine/tumble drier and additional storage. The accommodation comprises an entrance lobby with hanging space and shoe storage. The living room is spacious and cosy having wooden beams and a woodburning stove add character and charm. There is a large cupboard and understairs cupboard providing plenty of storage space. There is also an enclosed utility area which houses the boiler and has space for washing machine/tumble drier and additional storage. The dining room has beamed ceilings and a feature fireplace with tiled hearth providing warmth and character to this generous space. Plenty of room for a large dining table and additional furniture. The kitchen in this cottage is a true delight for anyone who loves to cook. Featuring Indigo Blue cabinets with complimenting solid wood worktop and Belfast sink. There is also a small breakfast bar. Rangemaster gas hob and double oven with space for a dishwasher and a fridge freezer. A pantry cupboard provides lots of extra storage space. There is a downstairs cloak room. The Master bedroom is beautifully decorated making the most of the character features. Full height wardrobe/cupboard provides plenty of space for storage. A second cupboard above the fireplace providing shelving. The second bedroom has a built in wardrobe and large airing cupboard. Large enough for a double bed still with plenty of room. The third bedroom which is currently utilised for meditation/yoga has plenty of space to repurpose as a bedroom. It has a high beamed ceiling and painted wooden floor. The beautifully appointed family bathroom features a separate shower cubicle and bath which sits under a Velux window. There is a heated towel radiator.

OUTSIDE

Outside is a enclosed sunny garden is a true oasis. There is a graveled patio area for alfresco dining and another area for seating surrounded by plants and shrubs. The large timber building is currently utilised as a workshop but could be repurposed as a home office.



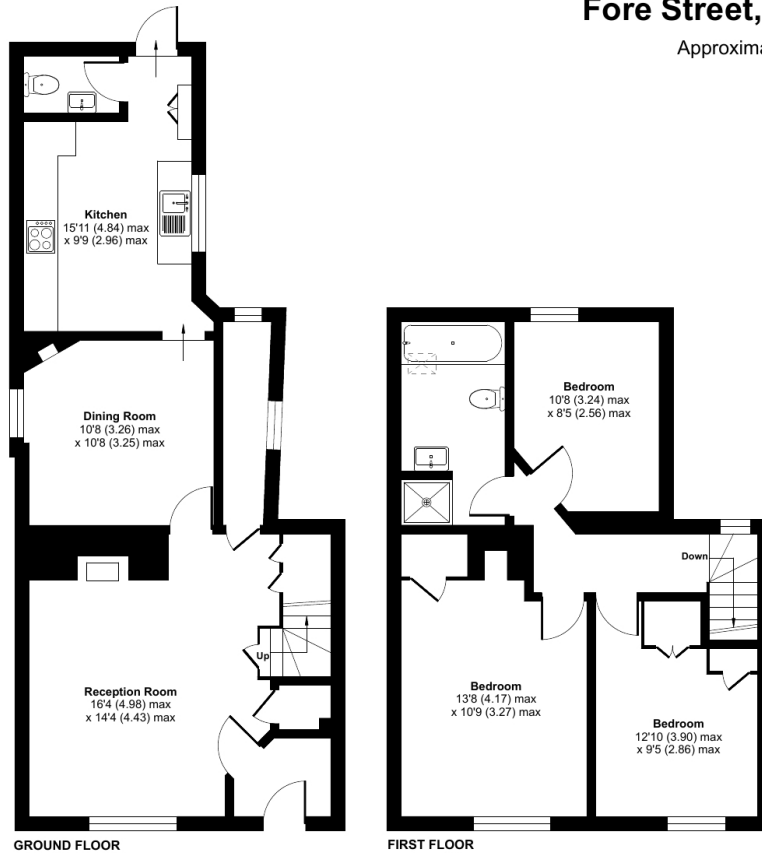




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Approximate Area = 1123 sq ft / 104.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1293520

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