



ROWLEYS

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KEEVIL







# ROWLEYS

11 MAIN STREET  
KEEVIL  
BA14 6LU

An idyllic, 4 bedroom detached “chocolate box” thatched cottage bursting with character and charm, nestled within the scenic village of Keevil and boasting generous mature gardens, private driveway for parking and double garage.

- 4 bedrooms
- Grade II listed
- Village home
- Private and generous gardens
- Double garage and driveway
- Wealth of character
- Inglenook fireplace









# SITUATION

The picturesque village of Keevil is surrounded by stunning countryside and conveniently placed, within 10 miles of many of Wiltshire's market towns including; Trowbridge, Bradford on Avon, Melksham, Devizes, Westbury and Warminster, providing a variety of amenities, shopping facilities and railway stations. The village benefits from an excellent primary school (rated "Good" by Ofsted) and St Leonard church, both of which serve as hubs to the village community. There are also weekly Post Office facilities found at the village hall.

The nearby village of Steeple Ashton (approximately 2 miles) has a shop and cafe supplying local produce and staffed by volunteers from the community and The Longs Arms public house which has an excellent reputation for both food and hospitality.

The World Heritage City of Bath lies approximately 15 miles distant and provides a full range of amenities and cultural interests including the Theatre Royal, Thermae Spa and numerous museums.









# DESCRIPTION

Rowleys is a charming, Grade II listed thatched cottage, originally 2 cottages and thought to have been built c.15th century with extensive alterations in the late 16th century. The main entrance to the property enjoys mature cottage planting including a wisteria, with a side gate leading to the gardens. Upon entering through the front door, you are welcomed with a wealth of character and charm, feature beams and flagstone flooring. Downstairs, the property consists of a drawing room with a beautiful inglenook fireplace having inset wood burning stove, an office, a sizeable dining room with further inglenook fireplace and the original red brick bread oven as a feature. The kitchen has ample workspace, shelving units and cupboards featuring an Everhot oven. The utility has direct access to the garden, ample storage space and leads to the cloakroom. Added in the 1990's, the light and spacious sitting room showcases the original rear wall as a feature in addition to a glazed, covered well and French doors which lead out to the private, mature gardens.

Upstairs provides 4 bedrooms, a study area and a family bathroom. The main bedroom bursts with light, having high ceilings, windows overlooking the garden and ensuite facilities.

Externally, the property delights with its southeast facing aspect and various garden areas including manicured lawns, paved and gravelled seating options, a greenhouse, gazebo and charming summerhouse. The private and peaceful garden has mature planting, trees, shrubs and a small orchard and vegetable patch.



# ACCOMMODATION

## GROUND FLOOR

### Thatched Porch

With wood front door giving access to:-

### Entrance Hall

With flagstone flooring, original beams, single panelled radiator, doors leading to the drawing room dining room and the garden.

### Drawing Room

With step up, brick fireplace having wood surround, exposed beams, dual aspect to front and side with single glazed leaded light windows, double panelled radiator, door to:-

### Office

Being dual aspect to side and rear, exposed beam, double panelled radiator.

### Dining Room

With flagstone flooring, inglenook fireplace with inset gas stove, wooden mantle and brick feature bread oven, front aspect leaded light window, rear aspect internal window overlooking the sitting room, stairs rising to first floor, double panelled radiator, exposed beams, exposed timbers, door to:-

### Kitchen

With a range of floor and wall mounted oak units and shelving having granite and tiled work surfaces incorporating Belfast sink with mixer tap and scored drainer, electric Everhot oven with a tiled splashback and extractor fan, space for undercounter fridge, space and plumbing for dishwasher, pantry cupboard, LED downlighting, quarry tiled flooring, bespoke oak seating bench, side aspect windows, exposed ceiling beams, exposed wall timbers, double panelled radiator, steps up to sitting room, door to utility room.

### Sitting Room

With quarry tiled flooring, French doors leading out to the garden, side aspect window, original rear wall with exposed timbers, internal leaded light window to dining room, double panelled radiator, feature glazed covered well.

### Utility Room

With a range of units and work surface area incorporating stainless steel sink and drainer, space and plumbing for washing machine, space for tumble dryer, LPG fired Worcester boiler providing domestic hot water and central heating, space for a fridge/freezer, dual aspect windows to side rear, door to garden, door to:-

### Cloakroom

With low flush WC, wash hand basin with mixer tap and a tiled splashback, side aspect window, access to loft space.

## FIRST FLOOR

### Landing

With recessed shelving, doors leading to bedrooms 1, 3, 4 and study/dressing room, access to loft space.

### Bedroom 1

With side aspect window overlooking the garden, eaves storage cupboards, built-in wardrobe, exposed timbers, single panelled radiator, door to:-

### En Suite

With rear aspect window, bath with tiled surround and mixer tap, partially tiled walls, wash hand basin with mixer tap, separate shower cubicle with Mira electric shower, low flush WC, LED downlighting, extractor fan.

### Bedroom 2

With side aspect window, exposed timbers, storage cupboard housing hot water tank, further double storage cupboard, double panelled radiator.

### Bedroom 4

With front aspect leaded light window, storage cupboard, single panelled radiator, exposed timbers.

### Study/Dressing Room

With built-in bookshelves, units and desk, front aspect leaded light window, double panelled radiator, access to loft space, doors to family bathroom and bedroom 3.

### Family Bathroom

With shower cubicle having electric Mira shower, low flush WC, vanity unit having inset wash hand basin, mixer tap and tiled splashback, storage shelf, heated towel rail, extractor fan.

### Bedroom 3

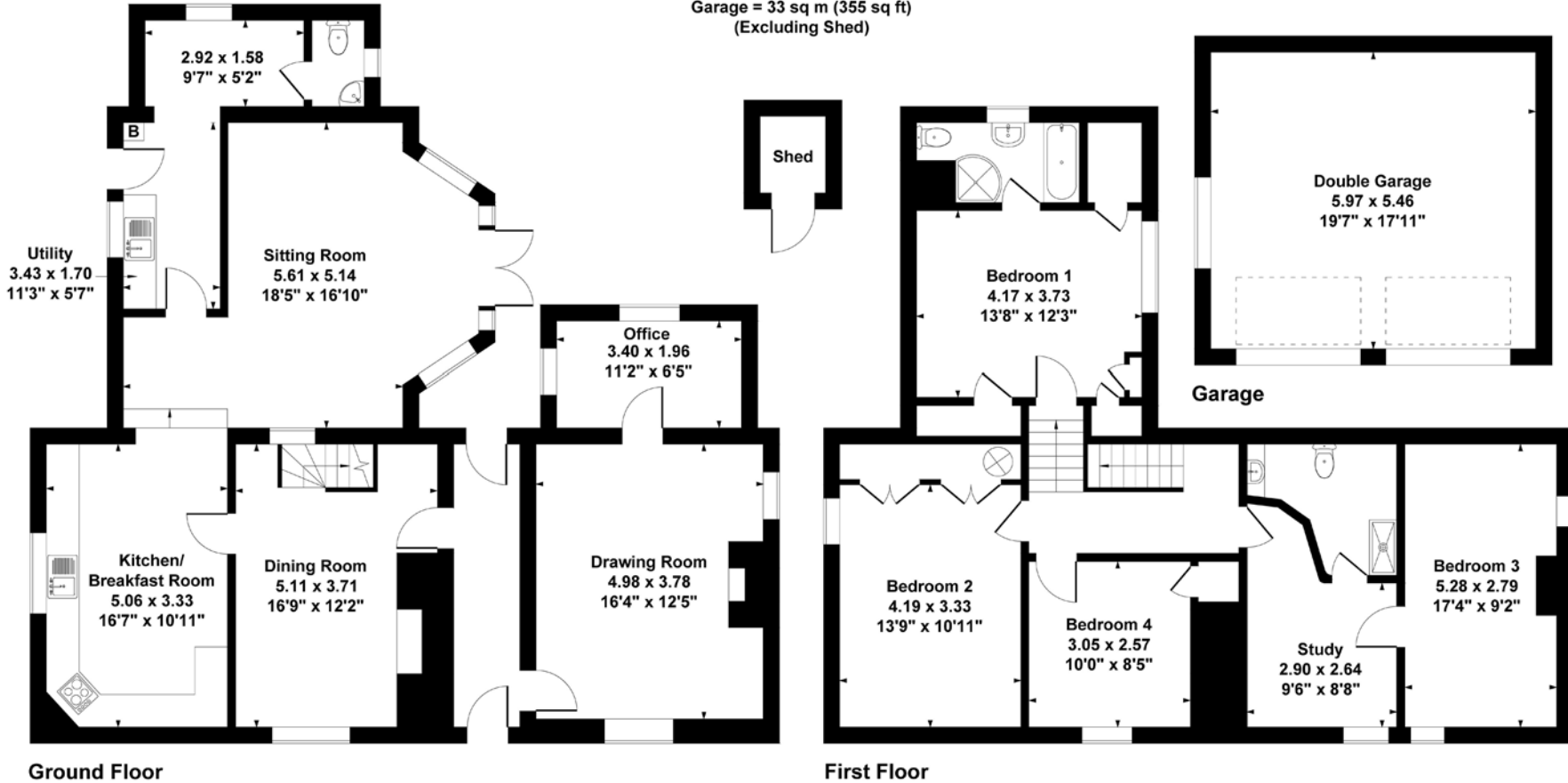
Being dual aspect to front and side with leaded light windows, brick feature chimney breast, exposed timbers, double panelled radiator.



# FLOOR PLAN

## 11 Main Street, Keevil, BA14

Approximate Gross Internal Area  
 Total = 245 sq m (2632 sq ft)  
 Main House = 212 sq m (2277 sq ft)  
 Garage = 33 sq m (355 sq ft)  
 (Excluding Shed)



### GENERAL INFORMATION

Services: We are advised that all mains services are connected with the exception of gas  
 Heating: LPG gas fired central heating  
 Local Authority: Wiltshire Council  
 Council Tax Band: Band G - £3,495.54

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This is for illustrative purpose only and should be used as such by any prospective purchaser.

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## EXTERNALLY

To the side of the property, a gated and gravelled driveway providing off street parking for numerous vehicles leads to the detached double garage with 2 up and over doors, side aspect window and power.

The property is bordered by a low stone wall and mature hedgerow with 2 wooden pedestrian gates one of which leads to a pathway flanked by cottage garden planting, which in turn leads to the front door with thatched porch over and an attractive wisteria winding along the house.

The mature gardens are splendid, the southeast facing plot totals approximately 1/3 acre with beautifully manicured lawns, various paved and gravelled seating areas, pergola and summerhouse. In addition, there is a small orchard with apple, plum and fig trees and a productive vegetable patch.

A discrete, LPG gas tank is hidden behind trellis work and climbing plants.







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