

15 Longhedge,

Corsley, BA12 7QZ



OIRO £899,950 Freehold

Holly Bush House is an exceptional Victorian Villa with historical charm and an enviable setting in Corsley, Wiltshire. Hidden away along a quiet country lane in the heart of one of Wiltshire's prettiest and most peaceful hamlets, this remarkable Victorian red-brick villa presents a rare opportunity to acquire a home of both architectural beauty and historical significance. Built atop an original 18th-century cottage and owned by just three families since 1700, the property offers an enchanting combination of heritage, character, and potential.

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 3  4  2 EPC G

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DESCRIPTION

Positioned on the edge of the Longleat Estate, the house enjoys a wonderfully serene setting. Birdsong fills the air and animals from the Safari Park can often be heard. The attractive approach greets a gravel drive with double timber gates providing secure parking for up to four vehicles, in addition to a three-bay carport.

The upper ground floor has a steps approach with pineapple finials. It has a Victoria façade with bay windows in a red brick setting. There is a generous south facing garden of approximately 0.2 of an acre to the front of the property. Fully landscaped with mature planting that offers an ever-changing canvas of seasonal colour. It provides a choice of seating areas with a summerhouse. There is an additional gravelled path from the lane to the lawn area.

Upon entry to the house, a light filled hallway welcomes you, illuminated by a staircase window. To either side of the hall are two generous reception rooms, each benefitting from tall ceilings, solid pine floors, elegant period fireplaces and natural light that pours in through the wide bay windows to the front and large picture windows to the rear. To the right, the reception room leads through to the kitchen, a bright and sociable space fitted with Cherrywood units, and French doors opening onto a sun terrace and the garden beyond. To the rear, the kitchen flows into a rear porch with cloakroom facilities. It has a wet room floor, and a walk-in bath stored. Used also as a sun room it enjoys evening sunsets. Adjacent is an outbuilding housing utilities, and steps descend from a small lawn to the carport below. The view from the rear of the house is equally idyllic, rolling Wiltshire countryside dotted with grazing ponies.

Upstairs, the first floor continues the wonderful views the property offers. There are three spacious double bedrooms enjoying exceptional natural light, lofty ceilings and lovely outlooks. The master bedroom is a feature generous in scale, beautifully proportioned and enhanced by two elegant south facing windows and frame views over the front garden and hamlet.

It also benefits from ensuite facilities. A well sized family bathroom serves the other bedrooms.

The lower ground floor offers exceptional flexibility, is fully tanked and independently accessible. It offers a reception space with kitchen at the rear, and a dining room next door. Adjacent is a bathroom with the bath presently stored, now a utility area. It lends itself to a variety of lifestyle living.

The house has been lovingly maintained and awaits a next family to enjoy its development. There may be possibility to create a fourth bedroom off the half landing.

It is an elegant home set amongst idyllic countryside, with Frome a short drive into Somerset scenery, or alternatively a drive to Warminster, via the pretty route of the forest into town. The road from the Corsley Road towards the forest is still owned by Longleat.

ADDITIONAL INFORMATION

Electric heating. No gas connected. Mains water and private drainage. Solar panels.

Our vendor has included solar panels since the last EPC assessment took place and we have been advised that the EPC rating is likely to have improved since.

LOCATION

The property is superbly located in this sought after village and is created from several hamlets. They have three churches and three public houses. A reading room offers a cinema programme, and there is an annual outdoor theatre event. There is a popular village show, tennis and cricket clubs, walking and cycling groups and a playing field.





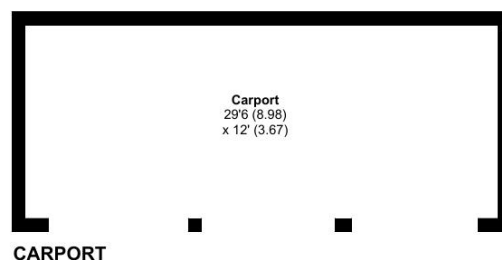
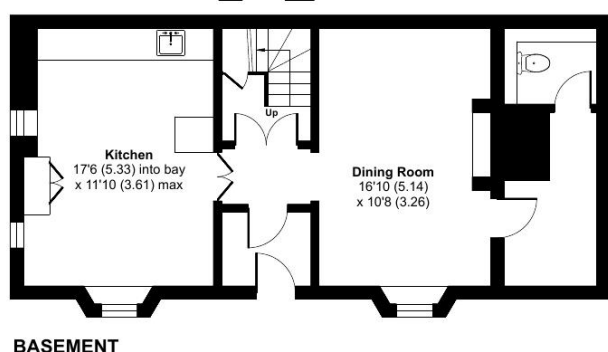
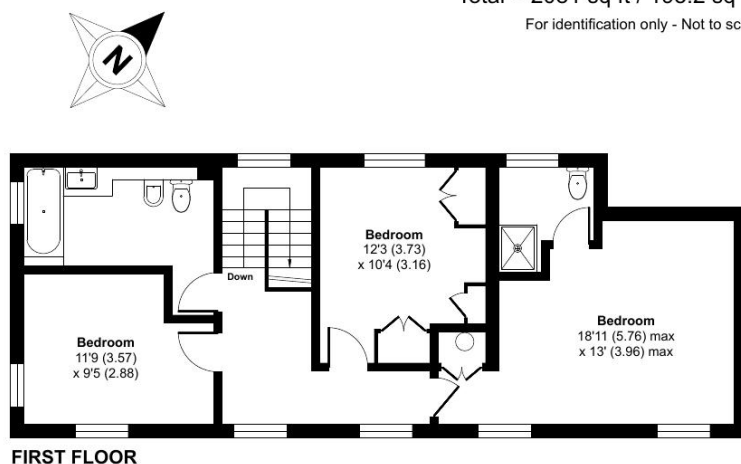
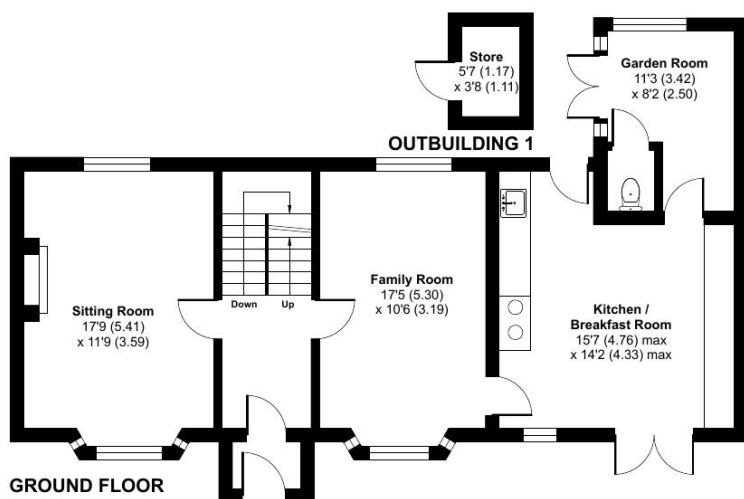
Longhedge, Corsley, Warminster, BA12

Approximate Area = 2061 sq ft / 191.4 sq m (carport)

Outbuilding = 20 sq ft / 1.8 sq m

Total = 2081 sq ft / 193.2 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). © nchecon 2025. Produced for Cooper and Tanner. REF: 1283049



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