

Folly Lane

Warminster, BA12 7RQ

COOPER
AND
TANNER



£575,000 Freehold

Plum Cottage is an exceptional three bedroom semi detached period property. It has been updated by its current owners providing a beautiful family home in its own grounds and is surrounded by open countryside. It has a large garden just under 1/2 acre with a private gated entrance offering parking for multiple cars. There is a detached double garage which offers a converted one bedroom annex over the top which is currently let out as a successful Air B n B due to its location.

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 3  2  2 EPC B

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DESCRIPTION

Plum Cottage is an exceptional three bedroom semi detached period property. It has been updated by its current owners providing a beautiful family home in its own grounds and is surrounded by open countryside. It has a large garden just under 1/2 acre with a private gated entrance offering parking for multiple cars. There is a detached double garage which offers a converted one bedroom annex over the top which is currently let out as a successful Air B n B due to its location. The accommodation comprises a side entrance hallway which leads into a sun room currently used as a dining room with sliding rear doors into the rear garden. The sun room leads through into an open kitchen/breakfast room which is a really good size, there is room for a table one end. Leading into the sitting room this is a fantastic size with new ceiling beams and measures 25'3 x 13'4 it has just been re carpeted. There is a door to the front and a door leading into a conservatory/ work room. A door leads into a rear hallway with a door to a cloakroom which also allows space for the washing machine, the stairs rise to the upstairs and there is storage under. On the first floor there are two double bedrooms, a large family bathroom with a roll top bath. Two small steps at the end of the landing lead into the master bedroom which has doors out onto a beautiful balcony with far reaching view across open countryside and the garden, there is also an ensuite bathroom and a built in wardrobe.

OUTSIDE

You enter the property through wrought iron double entrance gates onto a large driveway with parking for multiple cars, this then leads to the double garage. There are steps leading up to pathway which in turn leads to the both entrances. The garden is just under 1/2 acre and is totally private surrounded by established trees with a wooded area at the end. There are many areas for seating. It has a large lawn to and is well stocked with shrubs and plants throughout the garden. To one side there is a fence which sides onto open fields. There is a large patio area leading from the sun room. There are steps that lead up to an annex with a balcony and seating area looking out with far reaching views.

Agents note - there is an area right at the bottom of the garden that is owned by the Longleat Estate this forms part of the garden and there is currently no charge.

COUNCIL TAX

Band ' E '

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, Stour head 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.





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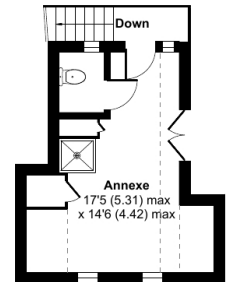
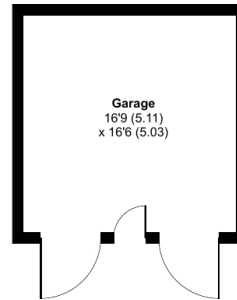
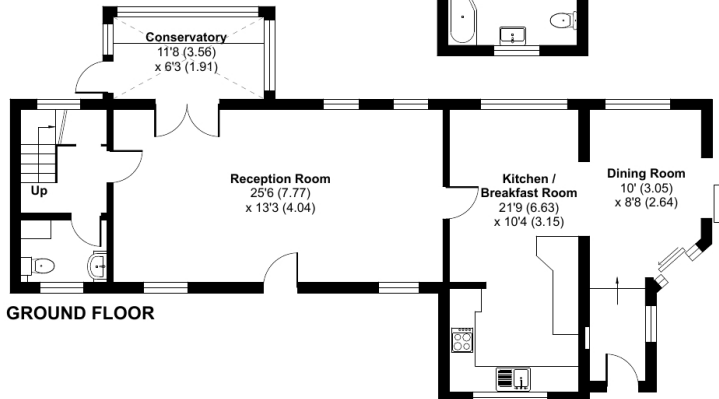
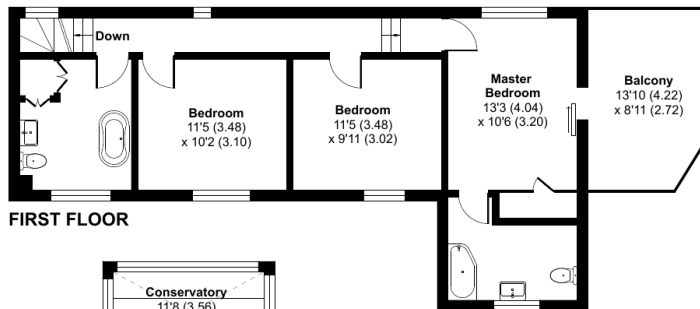
Approximate Area = 1565 sq ft / 145.3 sq m

Limited Use Area(s) = 152 sq ft / 14.1 sq m

Garage = 361 sq ft / 33.5 sq m

Total = 2078 sq ft / 193 sq m

For identification only - Not to scale



Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1206303

WARMINSTER OFFICE

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