

# The Wheelwrights House,

63 High Street, Chapmanslade, BA13 4AN

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AND  
TANNER



Guide Price £675,000 - £700,000 Freehold

Cooper and Tanner are delighted to present to the market this beautiful Grade II listed, three-bedroom semi-detached former coaching inn, dating back to circa 1703. Offering an abundance of period features and a wealth of history, this is one property not to be missed!

# The Wheelwrights House, 63 High Street, Chapmanslade, BA13 4AW

 3  2  2 EPC N/R

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## DESCRIPTION

The home is situated within the highly desirable village of Chapmanslade and offers off-road parking to the front of the property as well as to the rear.

You are welcomed into the home into a spacious entrance hall with parquet flooring throughout. The hallway gives access to the drawing room, kitchen, downstairs shower room and access to the cellar. There are stairs ascending to the first floor.

The drawing room is carpeted and is a wonderful size, with beautiful and original cornicing. There are two large sash windows to the front (south side) allowing for an abundance of natural light to flow into the room. There is also an open fireplace with decorative surround. From here, you have access to the dining room. The dining room is another spacious and light room, with sash window overlooking the terrace to the rear. There is ample room here for a large dining table and additional furniture. There is access from here, back into the hallway. The kitchen has a 'wrap around' layout, with the Aga taking centre stage in what was formerly the fireplace. There are a range of wall and base units, offering lots of storage, as well as plenty of worktop space. There is space for a small dining table and chairs. There is a door leading out to the terrace from here. There is a downstairs shower room which requires some modernisation but is perfectly well equipped with a shower, WC and wash hand basin. There is ample space for a bath if desired. The cellar has lots of natural light and is currently utilised as a cinema room but could suit a variety of uses such as a playroom, reading room or study.

On the first floor you are welcomed onto a spacious landing with views across to Longleat and access to the Master Bedroom which faces south and has a generous amount of space for a king size bed and additional furniture. There are two built-in storage cupboards already in the room. The landing is divided slightly, with the stairs leading up in two directions. To the right, you have access to the second bedroom which is another fantastic size double bedroom with ensuite WC. The second bedroom benefits a great deal from overlooking the beautifully presented rear garden.

On this floor, there is another family bathroom offering bathtub with shower overhead, wash hand basin and WC. There are two half frosted sash windows to the front.

Stairs lead up to the attic bedroom which currently serves as a guest room, with space for a double bed. There are dormer windows on this level, creating a light and airy atmosphere. The attic room is divided into two areas, offering prospective purchasers a variety of different uses such as a walk-in wardrobe/play area/study area.

## OUTSIDE

To the front of this magnificent home is a large parking area, solely owned by The Wheelwrights House, and is set back from the road. There is a lane to the left of this parking area which leads you up to the driveway parking which is accessed via a secure five bar gate. There is parking in both areas for multiple vehicles, in addition to a double garage with two up and over doors.

There is an enclosed rear garden at the back of the home which offers a beautiful terrace seating area bordered by beautiful flowers and shrubs, with stone steps leading up to a large lawned area. There is a gate to the left-hand side as you look out from the house, which gives Wheelwrights House access through the neighbouring garden. The lawn is a fantastic space, perfect for families to enjoy and leads up into a 'T' shape. In the top left of the garden there is space, semi sheltered by a stunning Walnut tree, where there is currently a small shed but could be an ideal space for a summerhouse/outbuilding, dependent on the buyer's needs. To the right there is access to the driveway parking area and double garage.

## LOCATION

The vibrant and community minded village of Chapmanslade offers a primary school, public house, church and village hall. The nearby towns include Warminster, Westbury and the market town of Frome. Private schooling is to be found in Beckington, Warminster and Bath. There are main line stations in Frome and Bath with regular services to London Paddington from Westbury train station.







# High Street, Chapmanslade, Westbury, BA13

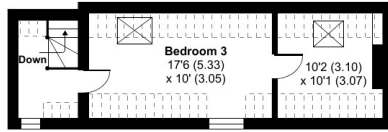
Approximate Area = 2392 sq ft / 222.2 sq m

Limited Use Area(s) = 139 sq ft / 13 sq m

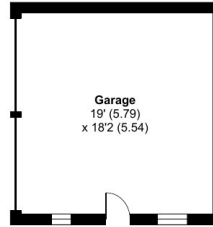
Garage = 345 sq ft / 32.1 sq m

Total = 2876 sq ft / 267.2 sq m

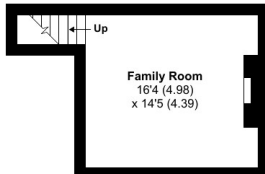
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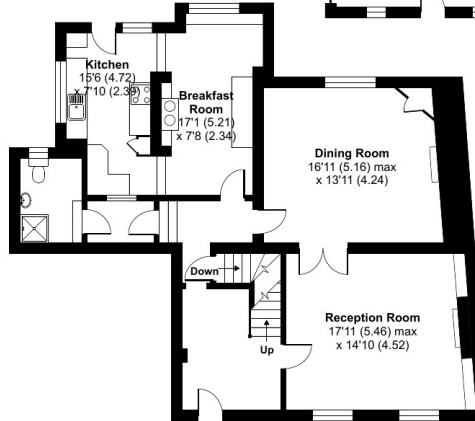
SECOND FLOOR



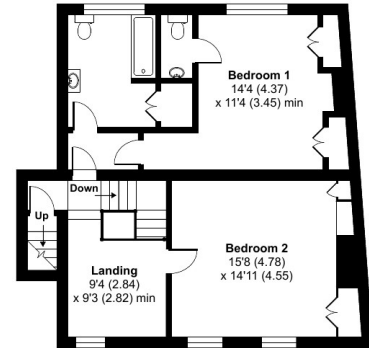
Denotes restricted head height



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Certified Property

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022.



## FROME OFFICE

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