



# The Old Post Office

## 78 Main Street

### Keevil

#### BA14 6ND

Available for the first time in 40 years, this exceptional Grade II Listed home combines timeless charm with generous space. Enjoying picturesque views to both the front and rear, it's a property full of character and appeal, offered with no onward chain.

Tenure: Freehold

**£550,000**

#### Property Features

- Grade II listed
- Over 1700 square foot of internal space
- Detached period home
- Double garage
- Popular village location
- Envious views surrounding the home
- No onward chain
- Extensive period features throughout
- 4 double bedrooms
- Oil fired central heating

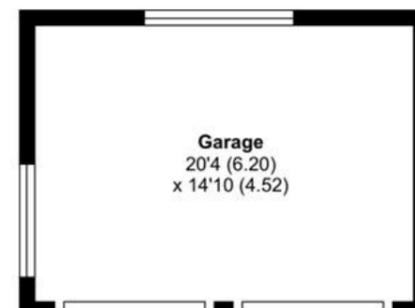
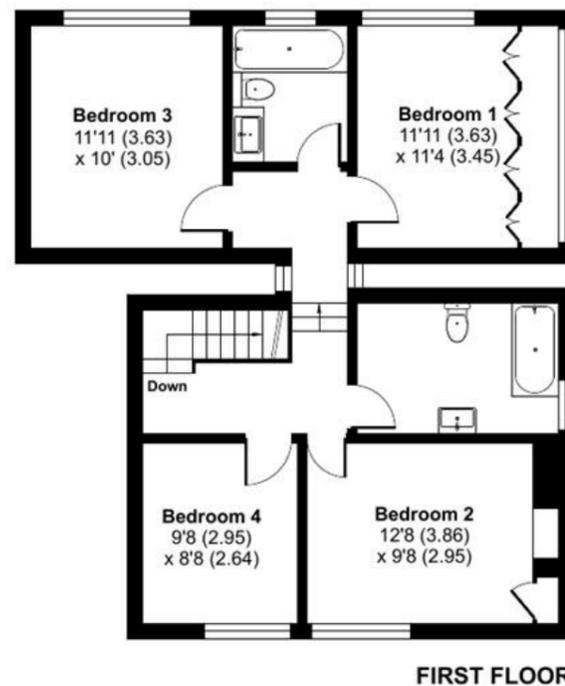
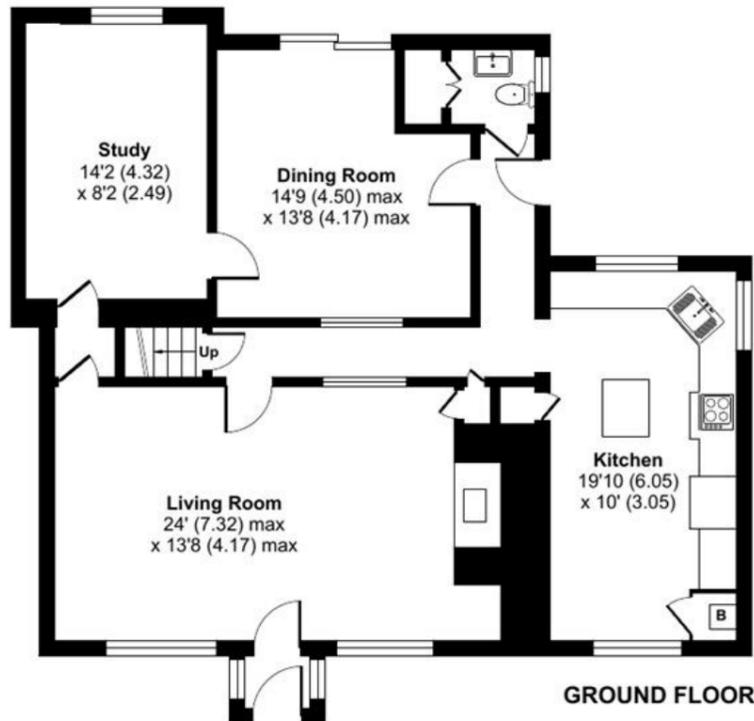
## Main Street, Keevil, Trowbridge, BA14

Approximate Area = 1778 sq ft / 165.1 sq m

Garage = 302 sq ft / 28 sq m

Total = 2080 sq ft / 193.1 sq m

For identification only - Not to scale



## Accommodation

### Ground floor

#### Entrance hall

With part glazed barn style door, slate flooring, radiator

#### Cloakroom/ Utility room

With slate flooring, toilet, sink, storage cupboard with space for white goods, radiator

#### Kitchen/ Breakfast room

With slate flooring, triple aspect windows, a range of floor and wall mounted units, radiator, electric hob, double chest height oven, integrated fridge freezer, dishwasher.

#### Living room

With front door, inglenook fireplace with Jetmaster open fire, exposed beams, carpets, radiator, front aspect windows

#### Entrance porch

Part glazed front door, front aspect windows

#### Dining room

With carpet, radiator, sliding doors to garden, internal window to hallway

#### Study

With carpets, radiator, rear aspect window, understairs storage.

### First floor

#### Landing

With exposed beams, radiator, carpet, dual aspect window

#### Bedroom 4

With radiator, front aspect window, carpets

#### Bedroom 3

With front aspect window, carpets, radiator, airing cupboard/ built in storage

#### Bathroom 1

With oak flooring, bath with shower head attachment, toilet, sink, side aspect window, heated towel rail, loft hatch

#### Bedroom 1

With vaulted ceilings, fitted wardrobes, gable end window, rear aspect window, carpet, radiator, exposed beams, loft access.

#### Bathroom 2

With laminate flooring, part tiled walls, rear aspect window, toilet, sink and vanity unit, bath tub, mirrored wall, heated towel rail

#### Bedroom 2

With vaulted ceiling, rear aspect window, carpet, radiator, exposed beams

### Externally

The property boasts an enclosed front garden with mature planting and a garden path, along with a driveway that leads to a double garage. The garage has light and power.

The part walled rear garden offers privacy and tranquillity, featuring a variety of plants and shrubs, greenhouse, sheltered seating area, pergola, and a garden shed, which also has light and power, homes the oil tank and provides further storage.



## 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's 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

Located in the picturesque village of Keevil, 'The Old Post Office' is a spacious Grade II Listed home full of character and charm. Extended in the 1980s to include two additional double bedrooms and versatile living areas, this home now offers an impressive layout, perfect for modern living while retaining its historic appeal.

The ground floor features an inviting entrance porch leading into a generously sized living room, complete with exposed beams and a stunning Inglenook fireplace. A flagstone-floored hallway connects to a triple-aspect kitchen/ breakfast room, well-proportioned dining room with garden access, and a comfortable study. A cloakroom/utility space completes the ground floor. Upstairs, four spacious double bedrooms await, along with two well-appointed bathrooms. The master bedroom is a particular highlight, with fitted wardrobes and a striking vaulted ceiling that incorporates a gable-end window.

Externally, the property boasts an enclosed front garden with mature planting and a garden path, along with a driveway that leads to a double garage. The rear garden offers privacy and tranquillity, featuring a variety of plants and shrubs, greenhouse, sheltered seating area, pergola, and a garden shed. Offered with no onward chain, an early viewing is highly recommended.

## General Information

Services: We are advised that all mains services are connected with the exception of gas

Heating: Oil fired central heating

Local Authority: Wiltshire Council

Council Tax Band: Band F – £3337,78

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