



106 Park Street, Heytesbury,
Warminster, Wiltshire, BA12 0HQ

Guide Price - £425,000 Freehold

COOPER
AND
TANNER



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 2  3  2 EPC tbc

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Description – (Approx 1755 sq ft)

An opportunity to acquire this period Grade II listed cottage that has recently been decorated and believed to date back to the 17th century. Located in the desirable village of Heytesbury, this interesting and historic home has been recently redecorated throughout but would benefit from minor renovation according to the new owner's taste and needs.

This charming residence is situated on the edge of the village and having the advantage south facing far reaching views at the rear and being close to beautiful open countryside and woodland walks.

The home offers individual living along with a variety of generous reception rooms that offer a wealth of original features including exposed beams, fireplaces, wood burning stoves, historic doors and ironmongery.

Accommodation

Entrance hall with handmade oak stairs giving access to the upper levels, three reception rooms with exposed beams and features, gallery style kitchen with windows facing the rear garden,

bathroom, rear porch with door to side. On first floor a landing having exposed beams and floorboards gives access to the two double bedrooms with one having a dual aspect with far reaching views beyond at the rear, and the other facing toward the parkland at the front. On the second floor you will find two attic rooms that subject to any required planning could be converted to provide additional guest rooms or homework space.

Outside

At the front a gravel drive provides ample private off street parking for several vehicles. A side path leads to the generous south facing rear garden having an abundance of mature shrubs and trees including apple trees. A patio area offers space for alfresco dining.

Outbuilding

A recently constructed log cabin / workshop / studio comes with power and light along with LED lighting and fibre broadband making this an ideal office or workshop. Greenhouse









Heytesbury

The property is well located in the heart of this sought-after Wylde Valley village. The community today is based around the Church of St Peter and St Paul, with its origins in the 12th century, the thriving post office/shop, and a pub, The Red Lion. There are plentiful shops at Warminster, only three miles away, with a broader range of facilities to be found at Wiltshire's county town, Trowbridge, and the enchanting Cathedral City of Salisbury and shopping hotspot of Bath are both within easy reach.

Warminster

The historic market town of Warminster on the western edge of Salisbury Plain, offers a wide range of shopping including Waitrose, Lidl and Morrisons and leisure facilities including library, sports centre, Snap gym, swimming pool, churches, doctors' and dentists' surgeries, hospital, and post office.

There is a wide selection of both state and private schools in the area, including Warminster School, Kingdown Comprehensive, Dauntsey's, Port Regis, Hazlegrove, King's Bruton, Salisbury Cathedral School, Chafyn Grove and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools. There are many places of interest to visit in the locality such as the Longleat Estate, Old Wardour Castle, Sherborne Castle, Stourhead Gardens, Wilton House and Stonehenge.

Warminster also benefits from a main line railway station to London Waterloo or Paddington (80 mins) and Bristol (60mins) whilst the nearby A303 provides excellent road links to London to the east, Exeter to the west and Bristol airport to the north-west.



Local Information

Local Council: Wiltshire Council

Council Tax Band: E

Heating: Electric

Services: Private Drainage

Tenure: Freehold



Motorway Links

- A303/M3/A361/A350
- M4



Train Links – From Warminster to:

- London (Paddington / Waterloo)
- Salisbury
- Westbury / Bath / Bristol

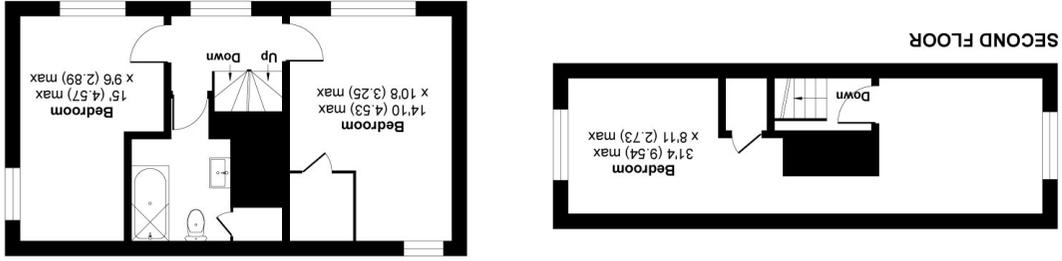


Nearest Schools

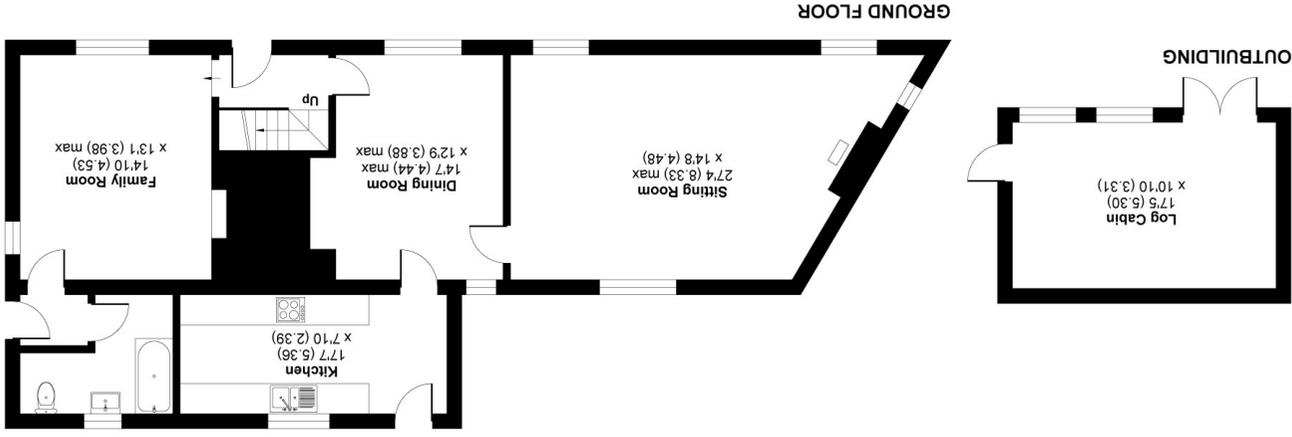
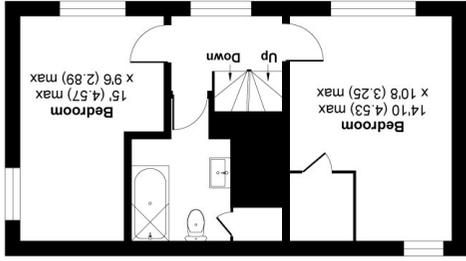
- Trowbridge/Frome
- Warminster/Westbury/BOA

Park Street, Heytesbury, Warmminster, BA12

Approximate Area = 1755 sq ft / 163 sq m
 Outbuilding = 189 sq ft / 17.5 sq m
 Total = 1944 sq ft / 180.5 sq m
 For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Cooper and Tanner. REF: 1403006

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