

Portway House

Warminster, BA12 8QQ

COOPER
AND
TANNER



£215,000 Leasehold

An exceptionally gracious and substantial two bedroom ground floor apartment requiring upgrading that is situated in the Palatial Grade 1 listed 'Portway House', that is believed to date back to 1722. This wonderful apartment retains original and protected Oak paneling along with a large bay window with original wood shutters in the main reception room. Allocated residents parking and communal grounds

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 2  1  2 EPC D

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DESCRIPTION

Cooper and Tanner are pleased to bring to the market this exceptionally gracious and substantial two bedroom ground floor apartment that is situated in the Palatial Grade I listed 'Portway House', that is believed to date back to 1722. This wonderful apartment retains original and protected Oak paneling along with a large bay window with original wood shutters in the main reception room. The apartment requires various upgrading and renovation however is perfectly habitable. Allocated residents parking and communal grounds. There is also a back door access to the apartment. NO CHAIN.

HISTORY - PORTWAY HOUSE

Portway House is a Grade I listed home and is believed to date back to 1722 having been built for a wealthy clothier Edward Middlecott, and was originally called Newport. This fine home also served as a dower house for the Longleat Estate around 1820 to 1920. The home was purchased by Warminster Council in 1955 and then sold off in 1978 and converted to the apartments you see today.

ACCOMMODATION

Communal entrance lobby, long entrance hall, sitting room with bay, kitchen, shower room, two bedrooms, en-suite.

OUTSIDE

This wonderful home is surrounded by communal grounds and has resident access off 'Newport' that gives driveway access to the allocated parking.

LOCATION

The historic market town of Warminster is set in beautiful surroundings and 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, Stourhead 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.

AGENTS NOTE

The Portway House Residents Association (PHRA). They have asked me to mention two things ,firstly there can be no Airbnb as the buildings insurance specifically excludes it. Secondly, they would be very keen for the new owners of number 2 to join the freeholders (PHRA) All the other flats are joint freeholders .

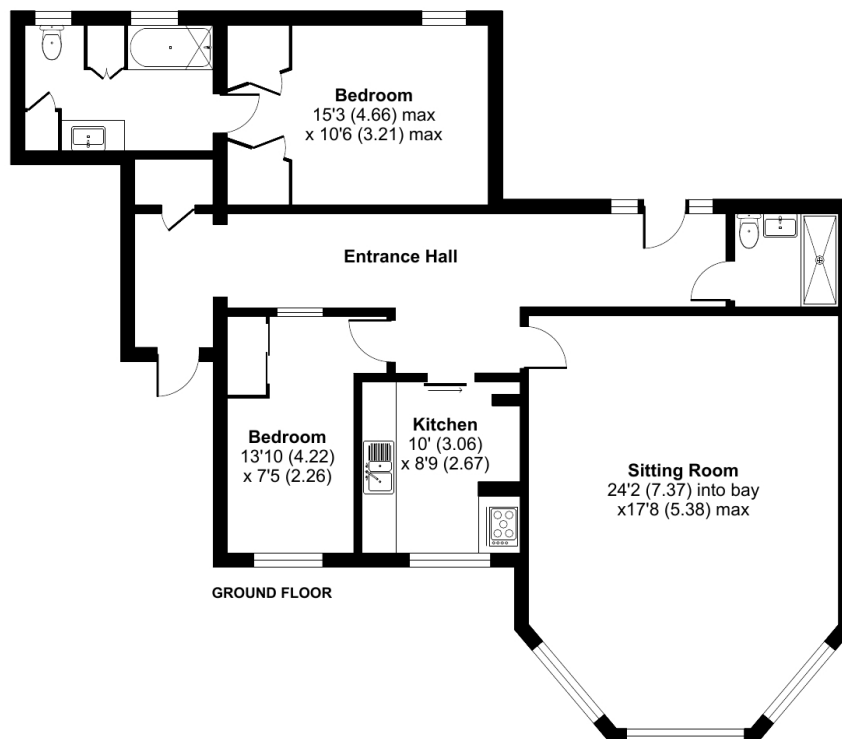




Portway, Warminster, BA12

Approximate Area = 1185 sq ft / 110 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). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1370248

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