

Lyes Green

Warminster, BA12 7PA

COOPER
AND
TANNER



£495,000 Freehold

A charming three bedroom Grade II Listed detached thatched cottage located in a quiet semi rural-location on the outskirts of the popular village of Corsley. The property offers an attached double garage, driveway parking and mature gardens to the front and rear. Internal viewing comes highly recommended.

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 3  3  2 EPC TBC

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DESCRIPTION

A charming three bedroom Grade II Listed detached thatched cottage located in a quiet semi-rural location on the outskirts of the popular village of Corsley. The property offers an attached double garage with workshop, block paved driveway providing parking for a couple of cars and mature gardens to the front and rear. In brief the accommodation comprises entrance hall with doors to the garden and steps up to the shower room, study and sitting room. The spacious dual aspect sitting room is a good size and offers patio doors out on to the garden. From the hallway a door leads into the inner hallway with a kitchen and bathroom leading off. The fitted kitchen has a wide range of wall and base units with granite worktops over and integrated appliances. There is a door from the kitchen leading out on to the garden. The bathroom is fully fitted with a shower over the bath and a bespoke towel radiator. From the inner hall an opening leads to the dining room which has exposed beams and stairs rising to the first floor landing. From the dining room a door leads into the lounge with a feature inglenook fireplace with multi burning stove and windows which overlook the front and rear gardens. From the lounge a door leads to the main bedroom with fitted wardrobes and an en-suite WC. To the first floor there are two double bedrooms.

OUTSIDE

The property is approached via a quiet country lane leading to the block paved driveway and attached double garage. From here steps up lead to the main front entrance and front gardens which are predominantly laid to gravel with a range of mature flowerbeds and borders housing plants, shrubs and bushes. Side access to either side of the property leads to the rear garden. The garden to the rear enjoys a southerly aspect and has been landscaped over the years to provide a wonderful cottage garden housing a wide selection of mature flowerbeds and borders. There is a good size lawn area and a covered fish pond.

LOCATION

The property is very well located in a quiet cul-de-sac in this popular village which has four public houses, sports field, tennis courts, reading room and village church. The village lies between Frome and Warminster. Corsley comprises a scattering of rural hamlets, situated around historic Cley Hill with the Longleat Estate nearby. The village is set near to the Somerset and Wiltshire border, and is within commuting distance of Bath, Bristol and Salisbury. There is a main line connection to London (Paddington) from Westbury station. Private Schools are to be found in Warminster and Bath.

COUNCIL TAX BAND - F





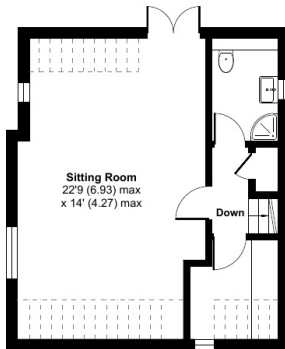
Lyes Green, Corsley, Warminster, BA12

Approximate Area = 1948 sq ft / 180.9 sq m (includes garage)

Limited Use Area(s) = 125 sq ft / 11.6 sq m

Total = 2073 sq ft / 192.5 sq m

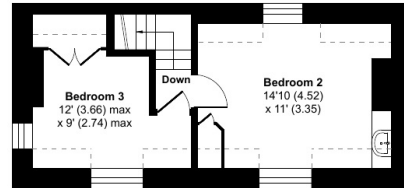
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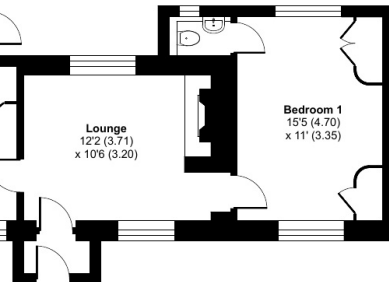
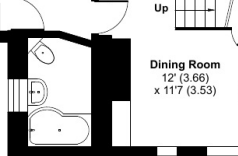
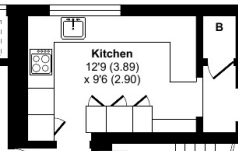
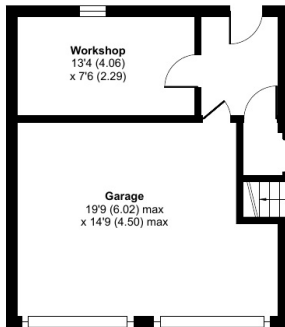
FIRST FLOOR 1



Denotes restricted
head height



FIRST FLOOR 2



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 963832

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