

Manor Farm Stable

Brixton Deverill, BA12 7EJ

COOPER
AND
TANNER



£474,950 Freehold

Manor Farm Stables is a pleasing arrangement of terraced homes that were converted from the former Brixton Deverill Manor House Stable yard some years ago. This charming and characterful three bedroom property is deceptively spacious having had a ground floor extension at the rear. The home has the benefit of a landscaped garden, private parking and a single garage. The home has views over open green space to the front and a viewing comes highly recommended.

Manor Farm Stable

Brixton Deverill

BA12 7EJ

 3  2  1 EPC D

£474,950 Freehold

DESCRIPTION

1269 sq ft - Manor Farm Stables is a pleasing arrangement of terraced homes that were converted from the former Brixton Deverill Manor House Stable yard some years ago. This charming and characterful three bedroom property is deceptively spacious having had a ground floor extension at the rear. The home has the benefit of a landscaped garden, private parking and a single garage. The home enjoys views towards open green space at the front and viewing comes highly recommended.

ACCOMMODATION

Entrance door gives access to a naturally light galleried hallway with exposed beams, stairs and storage, WC cloakroom, kitchen / dining room having a range of lime oak units, worktops, butler style sink and mixer tap, plumbing for washing machine and dishwasher, exposed beams, space tall fridge freezer. Sitting room with feature brick fireplace and exposed beams, Family garden room with Oak doors and windows to the rear, oak flooring. On the first floor is a galleried landing with a velux window and storage cupboard, doors give access to the three bedrooms and main bathroom.

OUTSIDE

At the front is a private gravel driveway and established bushes and climbers. At the rear is a generous

landscaped garden incorporating beds, paved patio, main garden and walling. Rear access path. Wood Summer house.

SINGLE GARAGE

Situated in a block along from the home is a single garage with up and over door and parking.

LOCATION

The property is situated within the charming village of Brixton Deverill, part of a collection of pretty period villages that run from the A303 in the south towards Warminster in the north. The area is in the Cranborne Chase and West Wiltshire Area of Outstanding Natural Beauty and has wonderful views over the surrounding downland. Warminster offers a wide range of both shopping and leisure facilities to include Waitrose, library, sports centre, swimming pool, churches, doctors' and dentists' surgeries, hospital and post office. Schooling in the area is excellent with a range of state and private primary and secondary schools within a short drive.

AGENTS NOTE

Joint septic tank arrangement and resident management company.





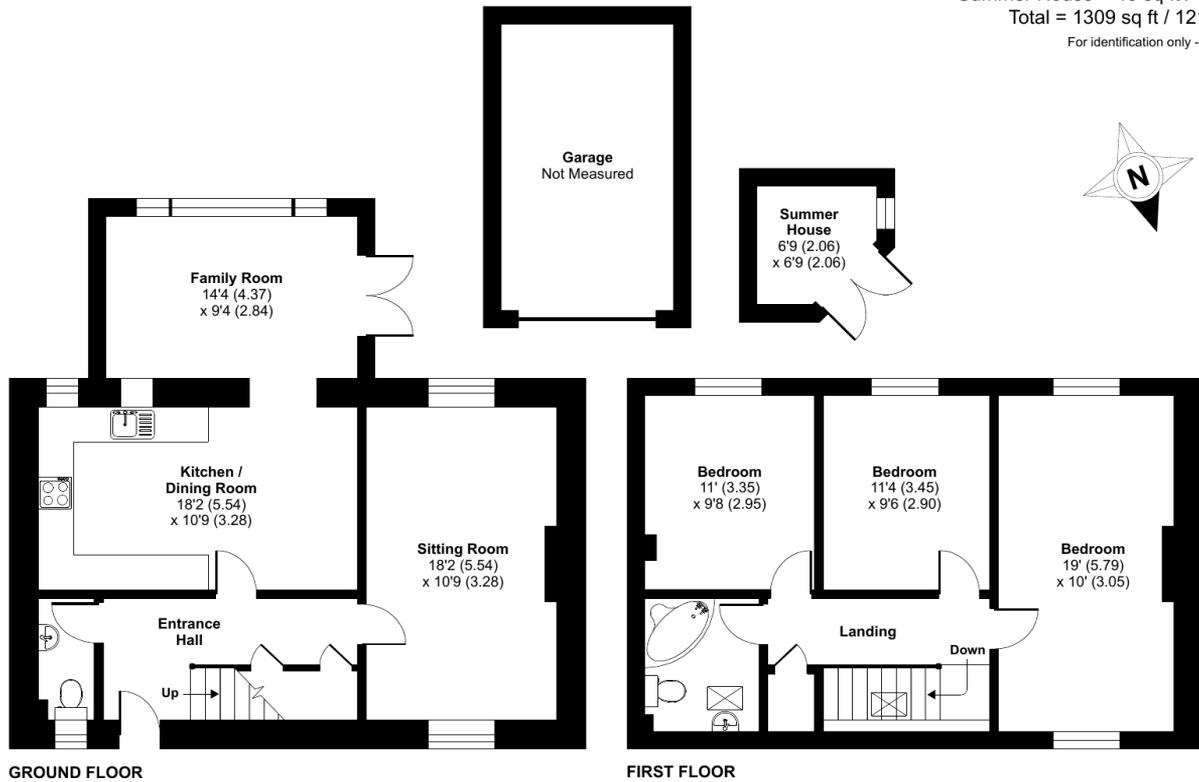
Manor Yard, Brixton Deverill, Warminster, BA12

Approximate Area = 1269 sq ft / 117.9 sq m (excludes garage)

Summer House = 40 sq ft / 3.7 sq m

Total = 1309 sq ft / 121.6 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

 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: 1395655

WARMINSTER OFFICE

Telephone 01985 215579

48-50, Market Place, Warminster, Wiltshire BA12 9AN

warminster@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

