



Old Barn House, Brixton Deverill, Warminster,
Wiltshire, BA12 7EJ

Guide Price £750,000 Freehold

COOPER
AND
TANNER



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Description

We are delighted to offer this characterful barn conversion located in the desirable Deverills and enjoying far reaching country views along with immaculately presented and tended grounds. This substantial semi-detached property was converted from its original agricultural use in the 1980's.

The home provides very spacious light and airy family living perfectly throughout. This lovely home has an attractive mix of stone, wood and render elevations under a tiled roof and must be viewed to fully appreciate its charm. The current owners have made many tasteful improvements since ownership and have also upgraded the drainage treatment plant. At the rear is a glazed bi-folding extension that opens to the beautiful rear garden.

The accommodation comprises a galleried entrance hall with stairs to the first floor, cloakroom WC, sitting room with fitted shelving and fireplace, study / office with wood burner stove, garden room with doors to the rear garden, extended dining room

with bi-fold doors to the rear garden, fitted kitchen with wide range of units, integrated appliance and breakfast bar, utility room with sink and door to outside. On the first floor is a landing, four bedrooms with the master room having an en-suit and dressing room, and family bathroom. Some of the bedrooms have fitted wardrobes and smart storage.

Outside

A five-bar gate with natural stone wall gives access to the large gravel driveway offering parking, turning and access to the large, detached garage with up and over door, power and light. A particular feature of this home is the beautifully landscaped and tended grounds that incorporate lawn, stocked borders and paved patio areas. At the foot of the rear garden is a service track that gives vehicular access for you and the neighbouring home.

Viewing comes highly recommended to realise the full charm of this substantial village residence.

(BY APPOINTMENT ONLY)









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 located 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.

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.



Local Information

Local Council: Wiltshire Council

Council Tax Band: G

Heating: Oil Central heating

Services: Private drainage/ Mains Electricity and Water

Tenure: Freehold



Motorway Links

- A303/M3/A361/A350
- M4



Train Links

- Westbury
- Warminster



Nearest Schools

- Trowbridge/Frome
- Warminster/Westbury/BOA



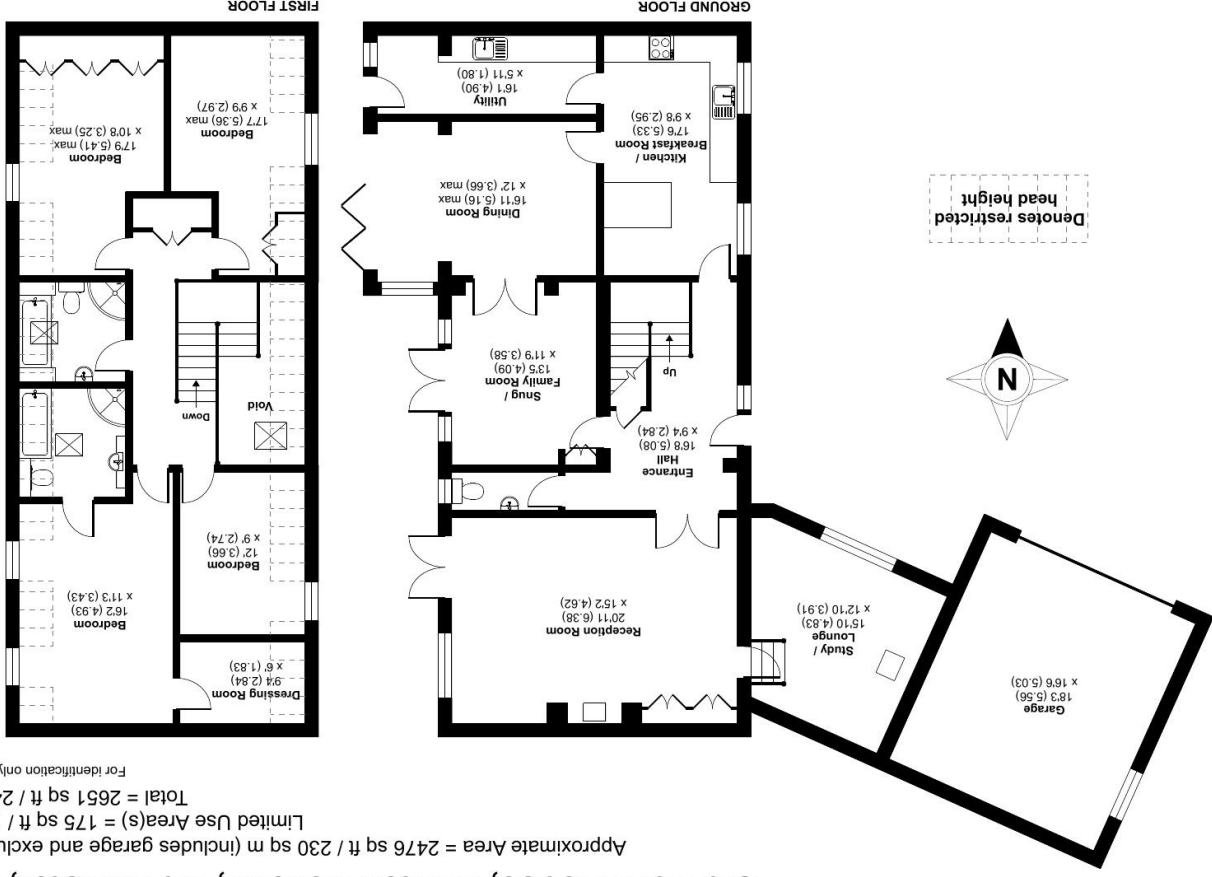
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Approximate Area = 2476 sq ft / 230 sq m (includes garage and excludes void)

Limited Use Area(s) = 175 sq ft / 16.2 sq m

Total = 2651 sq ft / 246.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © richcom 2024.
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