

# Chapel Lane

Warminster, BA12 6NR

COOPER  
AND  
TANNER



## £450,000 Freehold

A detached period cottage incorporating a two storey annexe, located in a quiet position on the outskirts of the village and set within gardens of approximately a third of an acre. The property is in need of refurbishment throughout and has a number of useful outbuildings and ample parking. Internal viewing comes highly recommended.

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## Warminster

### BA12 6NR

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### DESCRIPTION

A wonderful opportunity to purchase a detached period cottage which incorporates a two storey annexe, set within gardens of approximately a third of an acre and located in an idyllic quiet position on the outskirts of the village. The property has stone, brick and render elevations is in need of refurbishment throughout but could create a superb family home with a number of useful outbuildings providing garaging and storage as well as having ample parking. In brief the accommodation comprises entrance porch leading into the hallway where there are stairs rising to the first floor, kitchen, dining room, sitting room, downstairs bathroom, utility area and a conservatory. To the first floor there are three bedrooms and from one of the bedrooms, stairs rise to attic rooms. Within the attached annex the accommodation comprises a kitchen, sitting room, bedroom and bathroom. From the bedroom stairs rise to the attic rooms. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

### OUTSIDE

The property is nestled within a quiet location and surrounded by open countryside, ideal for walking. The gardens are located to the front and rear of the property with lawned gardens, a large variety of mature trees, plants and shrubs, numerous outbuildings which provide storage and garaging and all encompassed by hedging and fencing. There is a large driveway providing parking for several vehicles.

### LOCATION

Zeals is an attractive and quiet village located close to the town of Mere and close to Stourhead House and Gardens, the renowned National Trust property. There is a village shop, public house and primary school. Towns in the area include Gillingham, Shaftesbury, Wincanton and Warminster. There is a mainline railway station at Gillingham with services to London Waterloo. The A303 which links with the M3 lies to the north of Gillingham and provides east-west road travel.

### COUNCIL TAX BAND

A & B







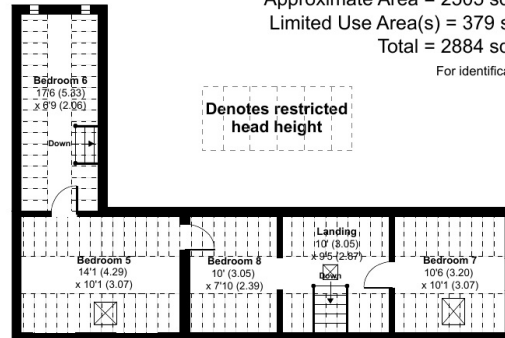
## Chapel Lane, BA12

Approximate Area = 2505 sq ft / 232.7 sq m

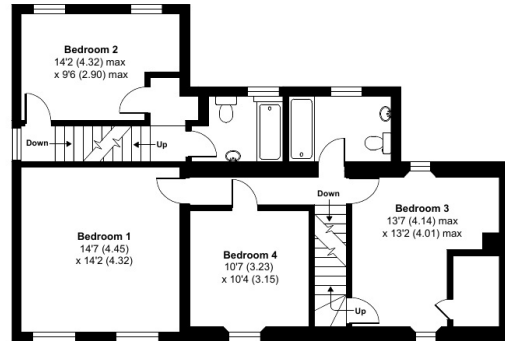
Limited Use Area(s) = 379 sq ft / 35.2 sq m

Total = 2884 sq ft / 267.9 sq m

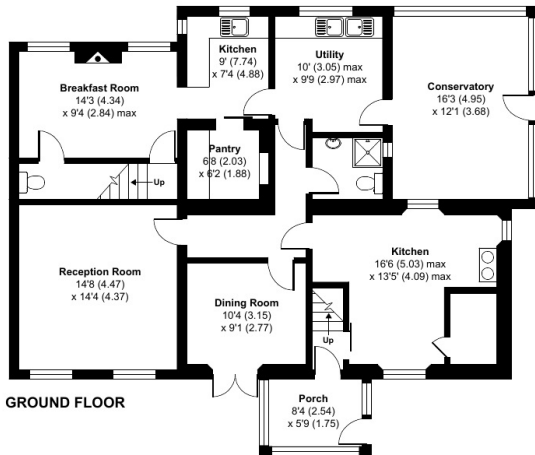
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



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: 981901

### WARMINSTER OFFICE

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