



# THORN HOUSE

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STEEPLE ASHTON







# THORN HOUSE

18 HIGH STREET  
STEEPLE ASHTON  
BA14 6EL

A substantial and attractive Grade II listed, 6 bedroom detached home bursting with period features and charm throughout whilst boasting beautiful private gardens, garaging and parking.

- Attractive Grade II listed property
- 6 bedrooms
- Beautiful, private walled gardens
- Inglenook fireplace with woodburning stove
- Garage and parking









# SITUATION

Thorn House is situated in the picturesque village of Steeple Ashton which is surrounded by stunning countryside and conveniently placed, within 10 miles of many of Wiltshire's market towns including; Trowbridge, Bradford on Avon, Melksham, Devizes, Westbury and Warminster, providing a variety of amenities, shopping facilities and railway stations.

The village itself has a shop and cafe supplying local produce and staffed by volunteers from the community, weekly Post Office facilities and The Longs Arms public house which has an excellent reputation for both food and hospitality. There are many period buildings within the village, notably the Norman church, St Marys which dominates the skyline.

The World Heritage City of Bath lies approximately 15 miles distant and provides a full range of amenities and cultural interests including the Theatre Royal, Thermae Spa and numerous museums.









# DESCRIPTION

Thorn House is an exceptional 6 bedroom detached home. Bursting with charm and character features throughout, including multi-paned stone mullioned windows, exposed timbers and original fireplaces, this Grade II listed property has been thoughtfully renovated and decorated to showcase these features.

Thorn House is well situated within the beautiful village of Steeple Ashton, with views of the impressive St Mary's Church. Upon entering you are welcomed into a spacious entrance hall which boasts flagstone flooring and leads to all the principal rooms. The front to back living/garden room delights with triple aspect windows and double opening doors to the garden. The centerpiece of the room is a grand, red brick inglenook fireplace with inset wood burning stove.

The kitchen/breakfast room beams light throughout with dual aspect windows and is beautifully fitted with bespoke painted wood units, granite work surfaces, French antiqued limestone flooring and integrated appliances including a standard hob and oven in addition to a traditional electric AGA. The formal dining room is positioned to the front of the property and is an excellent space for hosting families/friends and larger parties. The ground floor accommodation is complete with a shower room and utility.

On the first floor, the main landing gives access to 3 double bedrooms with the main bedroom enjoying dual aspect views, whilst the secondary landing leads to the family bathroom, separate shower room and the 4th bedroom which is a striking vaulted dual aspect room with original beams and bursting with charm.

A further staircase rising to the second floor, providing an additional 2 bedrooms which offer flexibility to your own personal living requirements, one is currently being used as a study.

Externally, Thorn House has a double garage approached via Butts Lane to the side of the property and has doors leading to the garden and the dry log store.

To the front of the house there is gravelled parking for 2 vehicles and a pedestrian gate leading to the splendid, mature gardens which offer a private sanctuary. The garden is predominantly laid to lawn, with paved seating areas, beautiful flower borders and archways of climbing roses and clematis leading to the rear of the garden with raised vegetable beds and a summerhouse building. The summerhouse is an excellent addition and offers the scope of a workspace or a hobby studio.

The garden enjoys a plethora of flowers for all seasons, shrubs and trees including two apple trees and an herbaceous border.



# ACCOMMODATION

## GROUND FLOOR

### Entrance Hall

With flagstone flooring, exposed beams, wall lighting, stairs rising to first floor, understairs cupboard, double panelled radiators, doors leading to sitting room, dining room and steps up to the inner hall.

### Living/Garden Room

Being triple aspect with rear aspect double opening glazed doors to garden, fixed full height rear aspect window, side aspect bay window, side aspect window having secondary glazing and front aspect window with secondary glazing, handsome red brick inglenook fireplace with red brick hearth, inset woodburning stove and wooden lintel, 2 double panelled radiators.

### Dining Room

With front aspect window having secondary glazing, wood flooring, fireplace with wooden surround, slate hearth and inset electric fire, exposed beams, serving hatch to inner hall, double panelled radiator.

### Hallway

With oak wood flooring, double paneled radiator, door to shower room and glazed paned doors to living room and kitchen/breakfast room.

### Kitchen/Breakfast Room

With French antiqued limestone flooring, bespoke painted wood floor and wall mounted units, granite work surfaces, fitted dresser with display cabinets and granite worksurfaces, kitchen island with Siemens hob and oven, electric AGA with extractor fan and tiled splash back, Siemens integrated fridge/freezer, microwave and dishwasher, twin bowl Belfast sink with swan neck tap and scored drainer, dual aspect to both sides with 3 windows to NW, window to SE and glazed double doors leading to the garden, 2 double panelled radiators, LED downlighting, door to:-

### Utility Room

With French antiqued limestone floor, a range of floor and wall mounted units, stainless steel 1½ bowl sink and drainer, tiled surround, side aspect windows, door to garage, LED downlighting, space and plumbing for washing machine.

### Shower Room

With shower cubicle and tiled surround, low flush WC, wash hand basin, side spect window, oak flooring, double panelled radiator, extractor fan, exposed beams.

## FIRST FLOOR

### Landing

With doors leading to bedrooms 1, 2 & 3, steps to secondary landing and stairs rising to second floor.

### Bedroom 1

Being dual aspect with windows to front (having secondary) glazing and rear, fitted wardrobes, feature cast iron fireplace, double panelled radiator, LED downlighting.

### Bedroom 2

With front aspect window having secondary glazing, double panelled radiator.

### Bedroom 3

With front aspect window having secondary glazing, fitted wardrobes, double panelled radiator.

### Secondary Landing

With side aspect window, exposed beams, eaves storage cupboards, airing cupboard single panelled radiator, doors to bedroom 4, bathroom and shower room.

### Bedroom 4

With vaulted ceiling and exposed beams, 2 side aspect windows, double panelled radiator and eaves storage.

### Bathroom

With oak floor, side aspect windows, bath with overhead shower, low flush WC, bidet, wash hand basin, partially tiled walls, wall lighting, shaver point, double panelled radiator, exposed beams.

### Shower Room

With oak floor, shower cubicle, low flush WC, wash hand basin, side aspect window, partially tiled walls, exposed beams, shaver point, double panelled radiator.

## SECOND FLOOR

### Landing

With rear aspect windows, recessed bookshelves, exposed beams, doors to bedrooms 5 and 6, eaves storage cupboard.

### Bedroom 5/Study

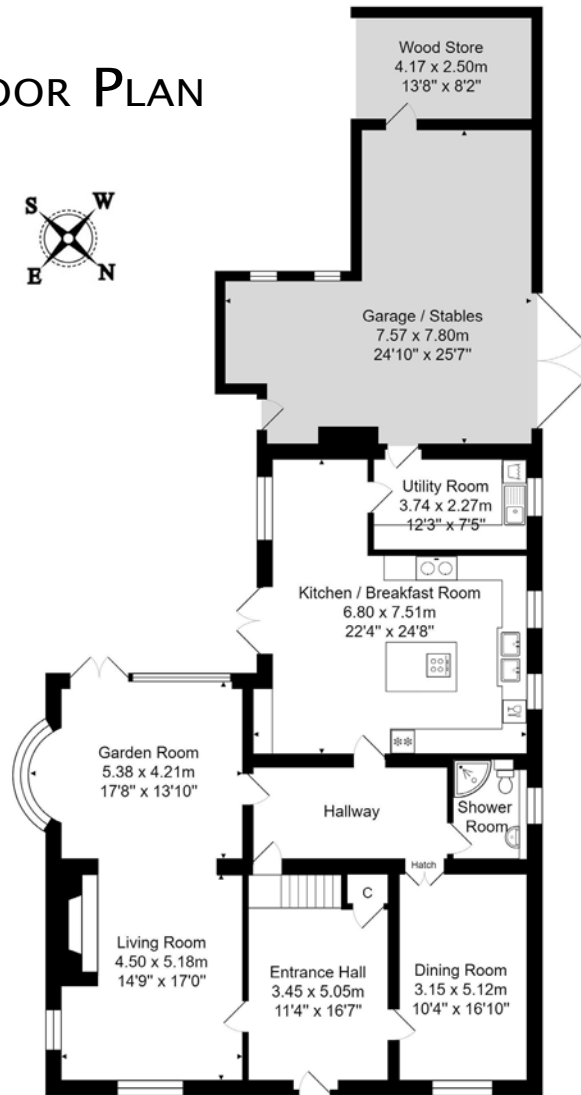
Being dual aspect with windows to side and rear, double panelled radiator, exposed beams, 2 eaves storage cupboards.

### Bedroom 6

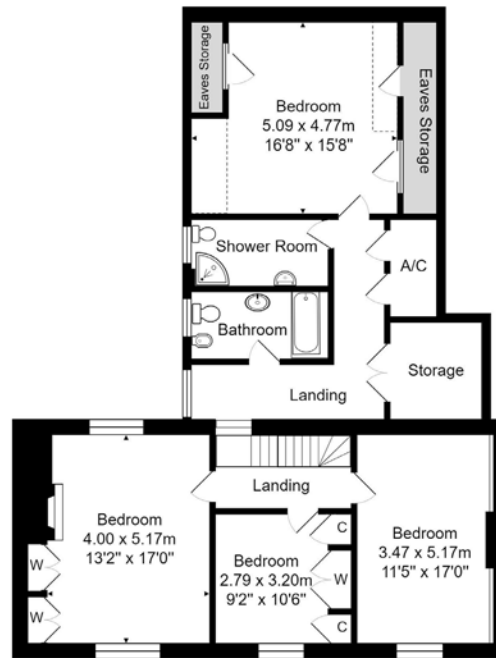
With rear aspect window, storage cupboard, exposed beams, eaves storage and single panelled radiator.



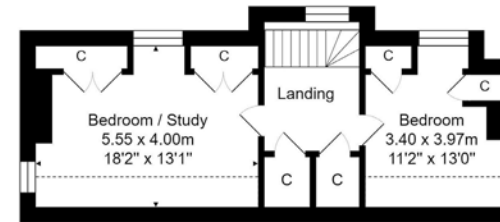
# FLOOR PLAN



Ground Floor  
Area: 211.2 m<sup>2</sup> ... 2273 ft<sup>2</sup>



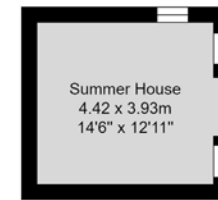
First Floor  
Area: 125.6 m<sup>2</sup> ... 1352 ft<sup>2</sup>



Second Floor  
Area: 47.2 m<sup>2</sup> ... 508 ft<sup>2</sup>

Main House	316.9 m <sup>2</sup> ...	3410 ft <sup>2</sup>
Garage/Stables	56.9 m <sup>2</sup> ...	612 ft <sup>2</sup>
Woodstore	10.4 m <sup>2</sup> ...	112 ft <sup>2</sup>
Summerhouse	17.4 m <sup>2</sup> ...	188 ft <sup>2</sup>

**Total Area** 401.6 m<sup>2</sup> 4322 ft<sup>2</sup>



Summer House  
Area: 17.5 m<sup>2</sup> ... 188 ft<sup>2</sup>

Denotes restricted head height

## GENERAL INFORMATION

Services: We are advised that all mains services are connected with the exception of gas

Heating: Oil fired central heating

Local Authority: Wiltshire Council

Council Tax Band: Band G - £3,708.23







## EXTERNALLY

Approached via Butts Lane, Thorn House benefits a double garage with doors leading to the garden and the dry log store, oil fired boiler providing domestic hot water and central heating, power and lighting.

To the front of the house there is gravelled parking for 2 vehicles and a pedestrian gate leading to the splendid, mature gardens which offer a private sanctuary. The garden is predominantly laid to lawn, with paved seating areas, beautiful flower borders and archways of climbing roses and clematis leading to the rear of the garden with raised vegetable beds and a summerhouse building.

The summerhouse is an excellent addition and offers the scope of a workspace or a hobby studio with power, lighting front and side aspect window and a sheltered seating area.

The garden enjoys a plethora of flowers for all seasons, shrubs and trees including two apple trees and an herbaceous border.







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