Hill Deverill

Deverills, Near Warminster, BA12 7EF

COOPER AND TANNER

£489,500 Freehold

A delightful and deceptively spacious period mid terrace cottage that enjoys a tucked away position in the popular Deverills. This stunning home retails a wealth of charm along with many features including Oak beams and fireplaces. The home has the advantage of a detached former garage that has been converted to a studio / office. The property is set in beautiful stocked and established gardens. Parking for four cars. Viewing comes highly recommended.

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DESCRIPTION
We are pleased to bring to the market this delightful and deceptively spacious period mid terrace cottage that enjoys a tucked away position in a popular location in the Deverills. This stunning home retails a wealth of charm along with many features including Oak beams and fireplaces. The home has the advantage of a detached former garage that has been converted to a studio / office. there are two boarded loft spaces (house and annex), fibre wi-fi, The property is set back from the road and nestled within a beautifully stocked and established garden.
A private drive provides parking for four cars. Viewing comes highly recommended. The accommodation in brief comprises an entrance porch, sitting room with beams and fireplace, cloakroom WC, kitchen fitted with a range of wall and base units with integrated appliances and space for fridge unit, garden room / conservatory with doors to the rear and with views beyond, A first floor landing gives access to the bathroom and three bedrooms..

Detached Studio - This was the former garage, and has been converted to a very useful studio however could be used as a training room. There is also the possibility to converted to a self contained annexe / Airbnb subject to any planning required.

Outside a substantial and beautiful established garden that incorporates screened lawned areas with various including two fruiting apple trees, one eating & one cooking trees and hedging, along with a water feature. . A private drive offers off street parking, there is also a metal shed..

LOCATION
The property is located on the edge of this sought after village of Longbridge Deverill which benefits from garage, village pub and church. Warminster is approximately three miles distance and offers a much wider range of both shopping and leisure facilities to include library, sports centre, swimming pool, schools, churches, doctors and dentists surgeries, hospital and post office. Warminster also benefits from a main line railway station to London Waterloo whilst the nearby A303 provides excellent road links to London to the east and Exeter to the west. Local attractions include Longleat House and Safari Park, Shearwater lake, Stourhead and the Salisbury Plain.

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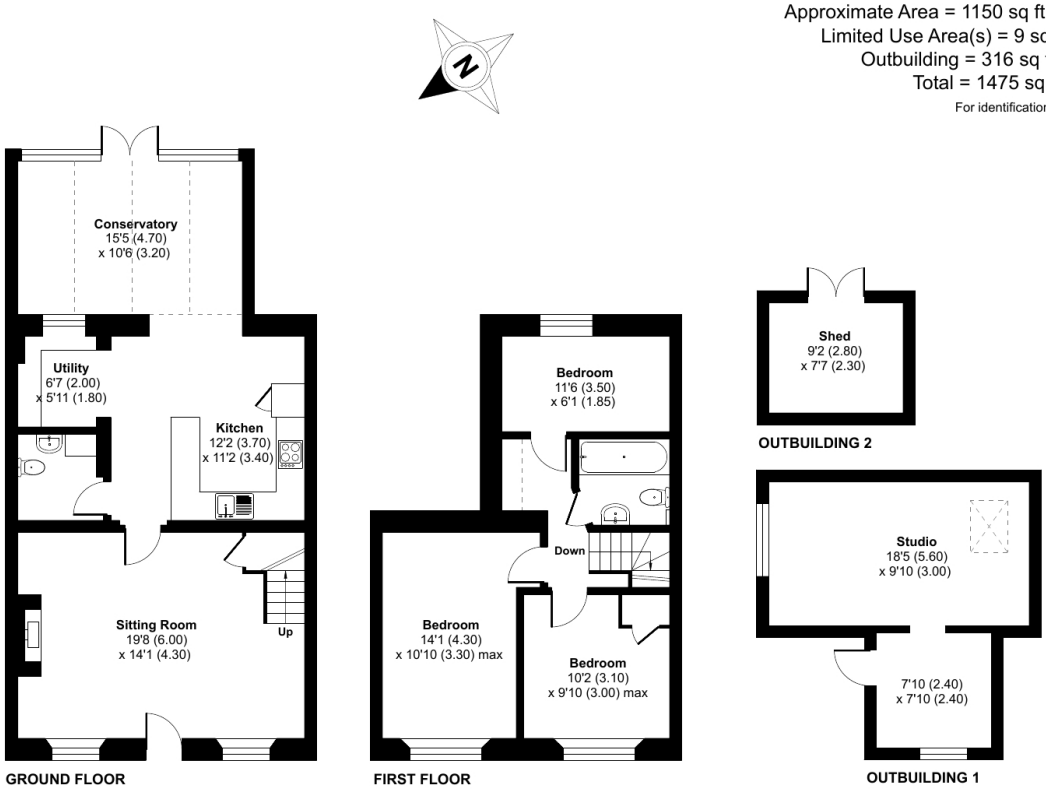
Legendary
Not so

Hill Deverill, Warminster, BA12

Approximate Area = 1150 sq ft / 106.8 sq m
Limited Use Area(s) = 9 sq ft / 0.8 sq m
Outbuilding = 316 sq ft / 29.4 sq m
Total = 1475 sq ft / 137 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Cooper and Tanner. REF: 1146745

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