



West Street, Warminster, Wiltshire,  
BA12 8JJ

Guide Price £695,000 Freehold

COOPER  
AND  
TANNER







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## Description

Cooper and Tanner are delighted to bring to the market this exciting and unique detached converted period residence that was once a former apple store and set in grounds approaching one acre. This enchanting home has been extended and remodelled to provide a comfortable and tucked away place to live.

The property is accessed via a private gated gravel driveway. Internally you will be greeted with a vast array of features including a galleried staircase and ceiling beams. A particular feature is the balcony from the bedroom from which views over the grounds can be enjoyed. At the rear is a pleasing conservatory / garden room with access to the main patio area. Within the grounds is a large detached triple barn style garage with a staircase giving access to a charming one bedroom annexe that has a kitchen area and shower room. This annexe could be used for a possible rental / Airbnb or for extra family / guest accommodation.

The accommodation of the main coach house in brief comprises an entrance vestibule, hallway / utility, galleried

staircase, kitchen, dining room, lounge / conservatory, WC, first floor bedroom, balcony, dressing area, bathroom. As sole selling agents we strongly urge the importance to view this amazing place to fully appreciate the wealth of attributes.

Outside, a gravel and gated driveway gives access to the substantial grounds and down to the triple garage and annexe. Further outbuildings include a stable block, shed and Tractor / Tool storage shed. The vastly tended level grounds incorporate generous lawn areas, vegetable plots and grazing sections for animals if required. The grounds are mainly screened by stone and brick walling.

Viewing comes highly recommended to realise the full charm of this home.  
(BY APPOINTMENT ONLY)

















## Location

This lovely home is located in the historic market town of Warminster. The town offers a wide range of shopping and leisure facilities to include library, sports centre, Snap gym, 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 Salisbury Plain.

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:** A

**Heating:** Gas & Electric

**Services:** Mains drainage/ Mains Electricity and Water

**Tenure:** Freehold



## Motorway Links

- A303/M3/A361/A350
- M4



## Train Links

- Westbury
- Warminster



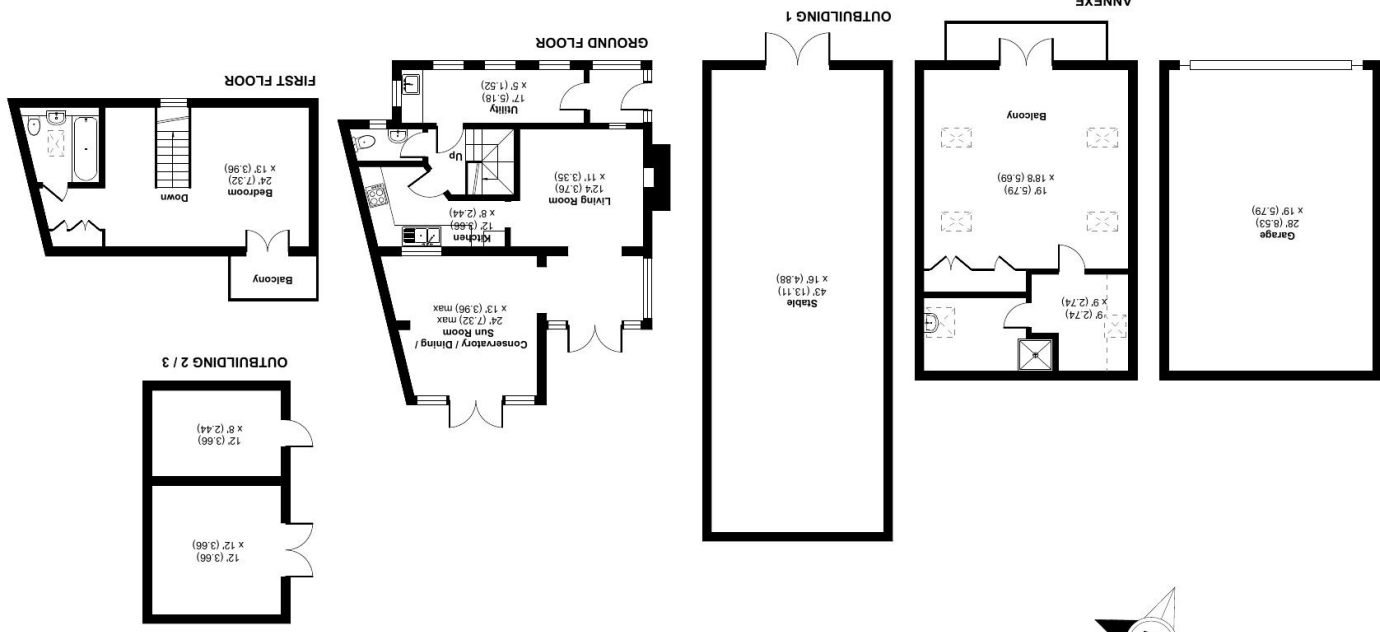
## Nearest Schools

- Trowbridge/Frome
- Warminster/Westbury/BOA

## West Street, Warmminster, BA12

Approximate Area = 991 sq ft / 92 sq m  
 Limited Use Area(s) = 18 sq ft / 1.6 sq m  
 Garage = 532 sq ft / 49.4 sq m  
 Annex = 514 sq ft / 47.7 sq m  
 Outbuilding = 928 sq ft / 86.2 sq m  
 Total = 2983 sq ft / 276.9 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Cooper and Tanner. REF: 1075301

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