

# North Row

Warminster, BA12 9AD

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TANNER



## £235,000 Freehold

An outstanding detached, and Architecturally designed contemporary new build home only 5 years old, located in an exclusive corner position in North Row. The site of this property was a former corrugated tin glove factory, and the design pays homage to this. Accommodation in brief consists of hall, dual aspect bedroom, wc/shower room , open plan kitchen, dining and sitting room with doors fully opening to the lovely outside walled courtyard garden. - NO CHAIN

# North Row Warminster BA12 9AD

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## £235,000 Freehold

### DESCRIPTION

A detached Architecturally designed contemporary home that enjoys an exclusive corner position in North Row on the site of a former glove factory.

This stunning unique residence has numerous design features including black steel cladding to external walls and roof, large glazed doors, vaulted ceilings, mezzanine storage and was constructed using high performance structurally insulated panels which give a high level of insulation and along with underfloor heating throughout ensure a comfortable dwelling with low energy running costs.

This amazing home offers deceptive living accommodation with a high end finish.

Viewing comes highly recommended.

The accommodation comprises entrance hall with glazed front door and mezzanine storage area, open plan kitchen with a range of fitted units, solid wood surfaces and integrated appliances. the open plan sitting room has roof lights, bi-fold doors to the walled decked courtyard. The dining area has a built in corner seating and further space for table and chairs. The pleasing dual aspect bedroom has a vaulted ceiling that incorporates a large mezzanine storage area along with decorative blackwood cladding, built in storage. A luxury fully tiled shower room has an enclosure with thermostatic controls, heated towel rail and wall mounted Gas boiler and plumbing for washing machine.

### OUTSIDE

Outside is a landscaped garden incorporating a very private paved and decked area proving space for seating and barbecues / alfresco dining. The garden has stocked borders containing various herbaceous plants. The garden is enclose by natural stone walling and fencing.

### PARKING

Parking- The current owner has created a parking bay (loose stone) and the tarmacadam area at the front of the home as this area comes under the ownership of the property. It has been used for parking and turning since 2019 however is not official.

### LOCATION

The historic market town of Warminster is set in beautiful surroundings and offers a wide range of shopping and leisure facilities to include library, sports centre, Snap gym, swimming pool, pre/ primary / secondary / private 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.





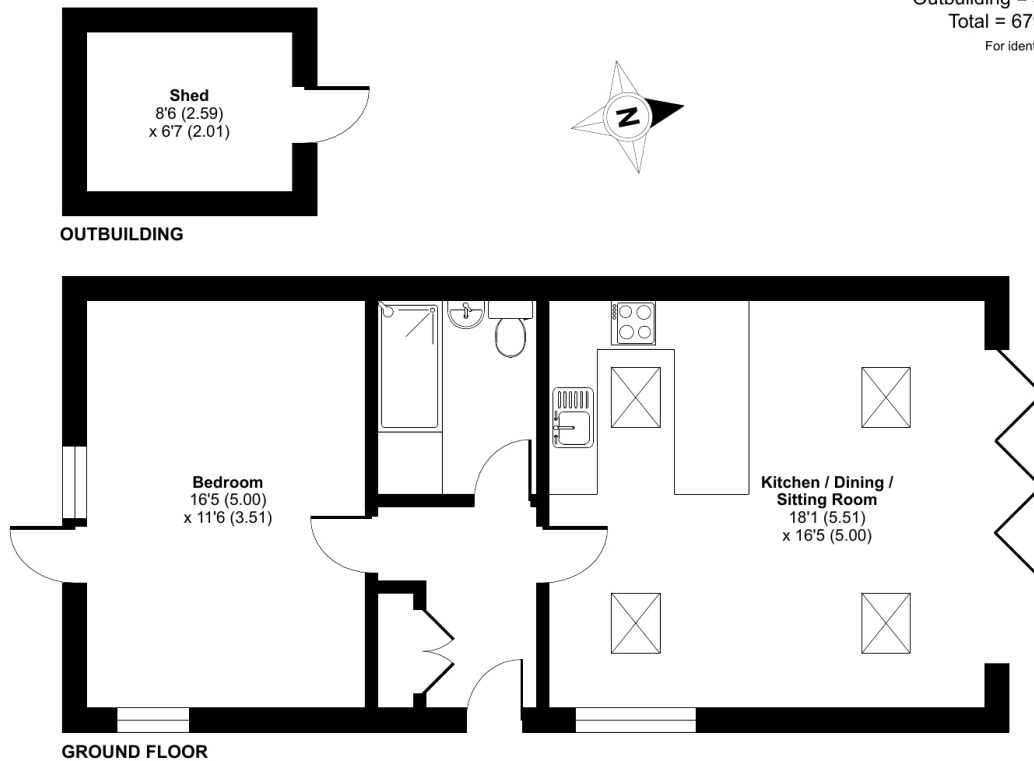
## North Row, Warminster, BA12

Approximate Area = 624 sq ft / 58 sq m

Outbuilding = 55 sq ft / 5.1 sq m

Total = 679 sq ft / 63.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1285114

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