

DAVIS & LATCHAM ESTATE AGENTS

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| Charming Detached period Cottage | • No Onward Chain |
| Charming Sitting Room with woodburner | • Family Room/Study, Spacious Dining Room |
| Well Appointed Kitchen/Diner, Cloakroom | • Bathroom and 3 Bedrooms |
| Off Road Parking | • Private Easily Managed Garden |
| Oil-fired Central Heating to radiators | • Upvc Double Glazing |



54 High Street, Heytesbury, Warminster, Wiltshire, BA12 0EB

£400,000



This charming Detached period Cottage has a private sheltered garden and enjoys a pleasant location in the centre of this much favoured Village. Entrance Lobby & Hall, Charming Sitting Room with woodburner, Family Room/Study, Spacious Dining Room, Well Appointed Kitchen/Diner, Cloakroom, First Floor Landing, Bathroom and 3 Bedrooms, Off Road Parking and a Delightful Private Easily Managed Garden, Oil-fired Central Heating to radiators & Upvc Double Glazing.

Accommodation

THE PROPERTY is a charming detached cottage believed to date from circa 1765 which has colourwashed rendered elevations whilst the rear features attractive random stonework all under a tiled roof and benefits from Upvc sealed-unit double glazing together with Oil-fired central heating to radiators. The accommodation has a number of original features including exposed timberwork and attractive fireplaces creating a delightful blend of old and contemporary. Available with no associated sale chain, this is a cottage which would equally suit someone seeking an easily run home for retirement or family occupation in a friendly and active village where properties are seldom available for sale. Cottages of this type are proving increasingly scarce hence the Agents strongly recommend early accompanied internal inspection in order to avoid disappointment.

LOCATION fronting the High Street in the historic village of Heytesbury immediately opposite the attractive 12th century St Peter's & St Paul's Collegiate Church. Just moments on foot from the village Post Office/Stores and the popular Heytesbury Primary School and Pre-School, whilst a focal point of many village activities is the nearby Red Lion Inn whilst we understand the Angel Inn will shortly re-open following refurbishment. The village is renowned for its links with the writer and poet Siegfried Sassoon who made Heytesbury House his home until his death in 1967. The Wylde Valley takes its name from the River Wylde which flows through the y watermeadows South of the village whilst the surrounding country offers many unspoilt rural walks. The nearby town of Warminster has a bustling centre with excellent shopping facilities - 3 supermarkets including a Waitrose together with a host of independent shops and eateries and a wide range of other amenities which include a theatre and library, hospital and clinics, schooling and a railway station. Rail users enjoy regular services to Salisbury and direct to London Waterloo, and to Bath with a direct line to South Wales. The City of Salisbury to the East offers comprehensive shopping and a range of cultural activities. Other main centres in the area including Westbury, Trowbridge, Frome and Bath are within a comfortable driving distance as are the Salisbury Plain military bases. London is commutable via the A303/M3 whilst Bristol, Bournemouth and Southampton airports are each just over an hour by road.

ACCOMMODATION

Entrance Lobby having panelled front door, radiator and glazed inner door opening into:

Hall having polished Oak floorboards, useful understair cupboard with light connected.

Charming Sitting Room 17' 6" x 12' 3" (5.33m x 3.73m) a delightful room enjoying dual aspects and with exposed ceiling beam and rustic brick fireplace with decorative timberwork housing woodburner, 2 radiators, wall light points, T.V. aerial point, telephone point, double glazed doors opening onto Garden Terrace and glazed double doors leading into the Dining Room.

Family Room/Study 12' 4" x 10' 2" (3.76m x 3.10m) having rustic arched brick fireplace and chimney breast - no longer in use, exposed timberwork, radiator and T.V. point - this room serves as an additional T.V./ Reception Room or occasional Bedroom but might suit someone needing a Home Office.

Spacious Dining Room 12' 5" x 12' 3" (3.78m x 3.73m) having a polished Oak floorboards, attractive original arched brick open fireplace and chimney breast - no longer in use, exposed timberwork, radiator, wall light points and telephone point.

From the Sitting Room an archway leads via a small inner lobby to the Kitchen and Cloakroom.

Cloakroom having low level W.C., hand basin and electrical fusegear.

Well Appointed Kitchen/Diner 25' 2" x 8' 4" (7.66m x 2.54m) having extensive worksurfaces, inset 1½ bowl ceramic White sink, comprehensive range of cottage-style units providing ample drawer & cupboard space, complementary tiling and matching overhead cupboards, built in Electric Oven and Grill, Electric Hob with Filter Hood above, integrated Fridge, plumbing for washing machine, recessed lighting, quarry tiled flooring, 2 radiators, Breakfast Area with space for a table & chairs, heating controls, door into shelved airing cupboard housing hot water cylinder with immersion heater, door to Garden and stairs to First Floor.

First Floor Landing having radiator, wall light points, hatch to loft and access to eaves storage space.

Bedroom One 12' 7" x 9' 8" (3.83m x 2.94m) having radiator, wall light points and range of fitted cupboards.

Bedroom Two 12' 10" x 9' 2" (3.91m x 2.79m) having radiator, wall light points and wardrobe cupboards.

Bedroom Three 9' 3" x 8' 1" (2.82m x 2.46m) with radiator and wall light points.

Bathroom having White suite comprising panelled bath with shower/mixer taps, glazed corner shower with Mira shower controls, vanity hand basin with cupboard under, low level W.C., electric shaver point, towel radiator, extractor fan and recessed lighting.

OUTSIDE

Off Road Parking has been created adjacent to the cottage, approached off the High Street through ornamental gates.

The Manageable Private Sheltered Garden enjoys a delightful setting and is well stocked with a wide variety of seasonal plants and shrubs, including a productive Apple tree and features a sizeable water feature at its centre with meandering pathways and a paved terrace providing a peaceful, sheltered seating area whilst in one corner is a small Greenhouse and the Oil Storage Tank. Although compact the Garden has been imaginatively laid out for easy maintenance and is nicely enclosed by walling and trees the foliage of which ensures a high level of privacy.

Services We understand Mains Water and Electricity are connected whilst Drainage is to a Klargester private treatment plant and heating is via an external Grant Oil-fired boiler.

Tenure Freehold with vacant possession.

Rating Band "E"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/4034-4722-3300-0188-4206>



Approximate Gross Internal Area
Main House = 122 sq m (1318 sq ft)



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

VIEWING

By prior appointment through
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PLEASE NOTE

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Energy performance certificate (EPC)			
54 High Street Heytesbury WARMINSTER BA12 0EB	Energy rating <div>E</div>	Valid until:	8 February 2034
		Certificate number:	4034-4722-3300-0188-4206
Property type		Detached house	
Total floor area		129 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		