



The Old Manse, 22 High Street, Dilton Marsh BA13 4DS

£850,000 Freehold

COOPER
AND
TANNER



The Old Manse, 22 High Street, Dilton Marsh, Wiltshire BA13 4DS

 5  3  3 EPC N/R

£850,000 Freehold

Description

The Old Manse is a handsome, Grade II listed, double fronted family home that is positioned almost centrally within its plot, with good size gardens to the front and rear and a driveway leading to the detached double garage to the side. Attached on the back of the house is a self-contained, one-bedroom annexe, that was formerly a barn, which has been converted in the last 20 years.

The accommodation within the main house is very light and airy, largely due to the impressive sash windows and tall ceilings throughout. A vast entrance hall creates the perfect first impression of the house and an attractive staircase leads to the first floor, whilst doors lead into both reception rooms and through to the kitchen. The first reception room is on the right hand-side and is a dual aspect living room with a 'Jetmaster' open fireplace. The dining room is to the left hand-side of the entrance hall and is an extraordinary space with a double window looking over the carefully manicured gardens to the front.

There is room for a large table and chairs, exposed wooden floorboards and an attractive fireplace with wood burner inset that takes centre stage.

A door opens through to the kitchen, a useful arrangement when entertaining. The kitchen is of good quality and includes solid wooden units, granite and solid wood worktops, an oil-fired Rayburn and integrated fridge and dishwasher. A window from the kitchen looks out onto the pretty courtyard and gardens beyond. Off the kitchen is a utility space and downstairs cloakroom.

On the first floor of the house there are two large light and airy double bedrooms, both of which have attractive fireplaces and double sash windows to the front that enjoy far reaching views. There is a family bathroom with a shower. There are two further double bedrooms (with even better views) and a shower room on the second floor.

The Annexe

The access to the annexe is either via its own front or back door, if used as separate accommodation, or if somebody wanted to incorporate the space into further living for the main house there is a connecting door off the utility room.

The annexe is a great size and includes a large reception area, a double bedroom and a shower room. The annexe has been rented out for £625pcm and therefore represents an excellent extra income, should somebody want one.





Annexe





Outside

The Old Manse sits almost centrally within its grounds and enjoys lovely landscaped gardens to the front of the house. A driveway leads to the side of the house and the detached double garage which is complete with an electric roller door, power and light and space above that could be adapted for a studio or home office.

The parking area provides comfortable space for 6 vehicles. Adjoining the back door from the house and the door into the annexe there is a charming courtyard garden with a water feature and a variety of plants. Beyond the courtyard is an extensive enclosed level lawn which is well stocked with a variety of fruit and other trees.

Location

Dilton Marsh has a farm shop with a café/Post Office, a village hall, fish and chip shop, a primary school and a social club.

The towns of Frome, Warminster and Trowbridge are all easily accessible.

Dilton Marsh has its own railway Halt with connections to the South Coast, Bath, Bristol and Wales, while nearby Westbury has links to Waterloo and high-speed links to London Paddington (1 hour 20 minutes).

The cities of Bath and Bristol are both within commuting distance, and there are excellent private schools at Warminster Bath, Bruton Street and Salisbury.

Viewing

Strictly through Cooper and Tanner on 01373 455060.

AS Ref: 301613 April 2021



Local Information Dilton Marsh

Local Council: Wiltshire

Council Tax Band: House: F Annexe: A

Heating: Oil central heating

Services: Mains water and electricity

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



Train Links

- Bath, Frome, Warminster
- Westbury and Salisbury



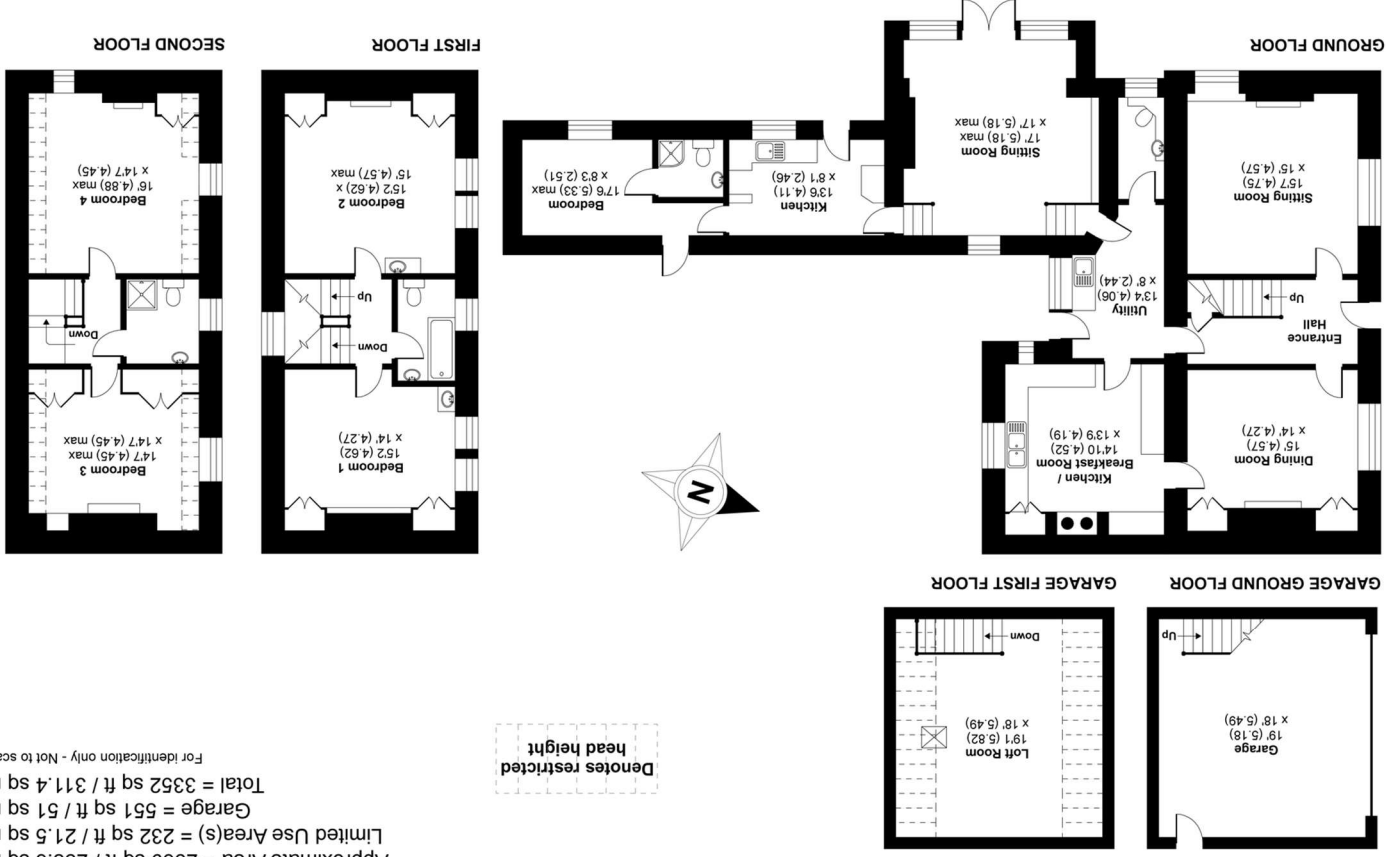
Nearest Schools

- Dilton Marsh
- Warminster

High Street, BA13

Approximate Area = 2569 sq ft / 238.6 sq m
 Limited Use Area(s) = 232 sq ft / 21.5 sq m
 Garage = 551 sq ft / 51 sq m
 Total = 3352 sq ft / 311.4 sq m
 For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer
 RICS
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n2hcom 2021.
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