



Brook Street, Warminster

£775,000

Council Tax Band G Tax Price £3,693 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Call Forest Marble 24/7 to book your viewing of this former historic public house which has been transformed in recent years leaving a genuinely one of a kind stunning family home offering over 4,000sqft of living space. Boasting multiple large reception rooms and an incredibly impressive kitchen diner all with a luxury finish, as well as further accommodation including speakeasy style cellar bar! 5 / 6 double bedrooms, three with en-suite, are then found across the ground and first floor as well as the large family bathroom and laundry room. To the rear of the property you find the south facing gardens, and a private car park allowing space for multiple vehicles. An awe inspiring family home with the huge potential of providing an income stream for those who wish to explore that option, and truly must be seen to be fully appreciated.

What Our Vendors Love

"Transforming a once lively pub into a warm family home has been a remarkable renovation journey for us but it's filled with cherished memories we'll never forget. The echoes of laughter and clinking glasses have been replaced by the comforting hum of shared moments with loved ones. The sociable atmosphere of the pub we have seamlessly translated into our living space, providing ample room for gatherings with friends and family. Transforming a forgotten cellar into a stylish cellar bar has added a touch of sophistication and entertainment to our home; Which we love!

Cosy evenings spent by the crackling fire brings a sense of tranquillity and togetherness for us, turning what was once a bustling establishment into a haven of warmth."

Key Features

- Converted Historic Public House
- High Specification Luxury Modernisation
- Over 4,000 square feet of Living Space
- Six Bedrooms - Three with En-Suite
- Significant Potential for Multiple Income Streams
- Speakeasy Style Cellar Bar Conversion

Situation

This fantastic property sits overlooking the public meadow to the front, within sensible walking distance of the town centre of Warminster and is a short walk away from a convenience store and a local public house. Warminster town provides a wide range of shopping and leisure facilities including library, sports centre, swimming pool, schools, churches, doctors, dentists surgeries, hospital and post office. Warminster also benefits from a main line railway station with access to the South Coast and London Stations. With the A36 a short drive away this will give you quick access to Bath, Bristol and Salisbury. Local attractions include Longleat House and Safari Park, Shearwater Lake, Cley Hill, Stourhead and Salisbury Plain.

Rooms

Kitchen

21'2" x 14' (6.46m x 4.27m)

Dining Area

25'3" x 14'9" (7.71m x 4.54m)

Lounge

19'3" x 14'4" (5.88m x 4.39m)

Sitting Room

14'8" x 21'7" (4.51m x 6.61m)



Rooms

Snug

10'11" x 7'11" (3.08m x 2.17m)

Study / Bedroom

12'9" x 11'8" (3.93m x 3.60m)

Cloakroom

6'10" x 5'4" (1.86m x 1.65m)

Cellar Gym/Store Room

Cellar Bar

20'2" x 10'5" (6.16m x 3.20m)

Landing

Bedroom One

17'3" x 15'3" (5.27m x 4.66m)

Bedroom Two

12'8" x 10'10" (3.90m x 3.08m)

Ensuite to Bedroom Two

9'10" x 5'4" (2.77m x 1.65m)

Bedroom Three

11'9" x 15' (3.63m x 4.57m)

Ensuite to Bedroom Three

8'10" x 5'3" (2.47m x 1.62m)

Guest Bedroom/Bedroom Four

10'2" x 11'8" (3.11m x 3.60m)

Guest Ensuite (to Bedroom Four)

7'2" x 6'7" (2.19m x 2.04m)

Bedroom Five

10'11" x 11'3" (3.08m x 3.44m)

Bathroom

10'10" x 11'9" (3.08m x 3.63m)

Laundry Room

8' x 18'2" (2.44m x 5.55m)

Rear Garden

A large south facing courtyard style garden mainly paved with various low maintenance gravel beds. A perfect spot for sitting back with your garden furniture and enjoying your morning coffee or evening drink. Stepping out from the rear lobby, an area covered by a pergola offers an excellent spot for you to position a table and chairs where you can enjoy family barbeques and entertaining guests. Gates lead to the car park.

Parking

A large private car park to the side and rear offers allocated parking space for multiple vehicles.

Potential to Create Revenue Stream

We are informed that this property has been made available for short term lets by the current owners via AirBnB. They have been accepting bookings at around £900 per night at an occupancy rate in excess 85% on available dates. This may allow a positive revenue stream on dates to suit the owner/occupiers.

Directions

Entering Warminster from the A36 along Deverill Road turn left onto Fore Street and continue until you reach the junction at the end of Chapel Street, where Fore Street becomes Brook Street. The property will be found on the left hand side facing the large meadow.





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