

Barley House, 2 Alfred Street, Westbury
Asking Price Of £660,000


MARTIN & CO



Alfred Street, Westbury
4 Bedrooms, 2 Bathroom
Asking Price Of £685,000

- Newly re-developed & redefined grade II listed period property
- Highest quality -10 year build warranty
- Four bedrooms - principle with en-suite
- Kitchen/family room and separate utility room
- Downstairs cloakroom & family bathroom
- Sitting room & study/snug
- Landscaped garden & 2 private parking spaces with electric car charging ports
- Many features retained of the original 18th century building



Situated in the renowned Wiltshire Market Place, "Barley House" is a recently renovated Grade II townhouse, that presents an exclusive and opulent residential opportunity. This meticulously crafted four-bedroom residence showcases expansive and upscale living spaces, as showcased in the captivating video tour.

Inside, the house benefits from some lovely original features, including original sash windows, large ceiling heights, an open fire place and wooden beams. There is underfloor heating in the hallway, kitchen/dining room and the living room, and gas central heating in the rest of the property. You enter the property through a lovely entrance hallway, with built in cupboards and wooden flooring. To the right you will find sliding doors leading to a lovely room that would make a great snug or study. Off the hallway you will also find the cloakroom, and to the front of the house

is the extremely impressive kitchen/dining room. This fantastic space includes a feature wall and bay window. The kitchen has been finished to a beautiful standard, with a dark blue finish to the units and tiles, and a light oak work surface, as well as built in appliances. There is plenty of space for a large dining table. The living room is accessed through both the hallway and dining area, and includes a feature fireplace and double doors opening onto the Market Place.

Upstairs you will find four double bedrooms, all finished to a high standard with feature beams. The master bedroom also features an en-suite and has views over the garden. Also upstairs is the family bathroom and a further useful utility room. This beautifully renovated property benefits from two off street parking spaces, as well as a charging point for an electric vehicle. The gardens have been



beautifully landscaped to match the historic feel of the building and include an area laid to lawn, a raised terrace with brick edged borders and a further patio.

The Hops development 'Barley House' is part of The Hops development and has been finished to a luxurious standard. The building is on Westbury's historic Market Place and has an interesting history. Said to be on the site of an inn possibly from the 14th century, The Saint George and Dragon, the building was previously called the Lord Abingdon Arms. It was substantially rebuilt in 1810 and was renamed the Lopes Arms after Sir Manasseh Massey Lopes who bought the manor and borough, as commemorated by the blue plaque on the building, and was an important and central meeting place in the town. It later became the popular Westbury Hotel, an important central

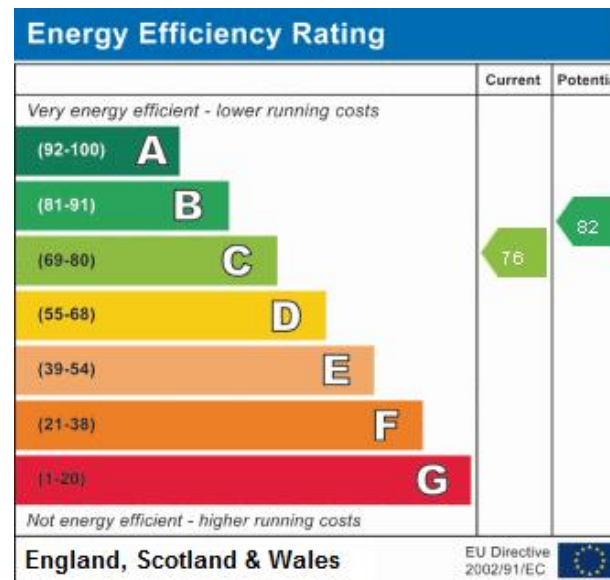
building and meeting place in the town, until in the 2000s when it reverted to The Lopes Arms again. It has now been converted into three separate properties, each retaining the charm and character of the Grade II listed building.

Property location

The properties are situated in a fantastic central location in the historic market place in the town of Westbury, Wiltshire, and are accessed off of a quiet residential street. They are just a short walk from the shops, cafes and schools in the town. Just round the corner from The Hops is the beautiful All Saints Church, rebuilt in 1437. Also just a short walk away is the Grade II listed Westbury Baths and Swimming Pool, one of the country's oldest pools still in existence, built in celebration of Queen Victoria's.

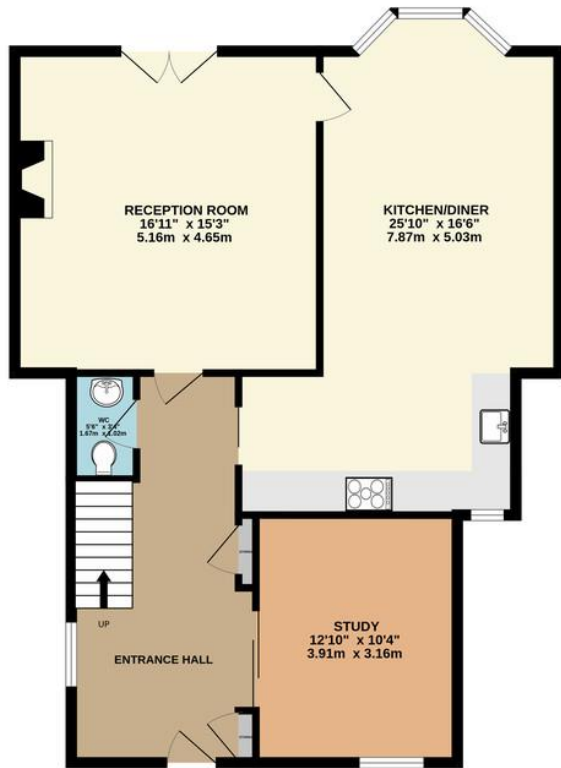
Westbury town features many similar historic buildings and further benefits from the famous local landmark, Westbury White Horse, said to commemorate King Alfred's victory of the battle of Ethandun. As well as being of historical interest, Westbury is a fantastic town to live, with local amenities as well as access to the nearby cities of Bath, Bristol and Salisbury. Westbury benefits from a direct train line to these cities, as well as a direct line to London, reaching the city in less than 1 hour 40 minutes. Also within a short drive are the towns of Frome, Warminster and Trowbridge.

Outside of Westbury is stunning countryside, including the famous Salisbury Plain and the nearby Mendip Hills Area of Outstanding Natural Beauty.

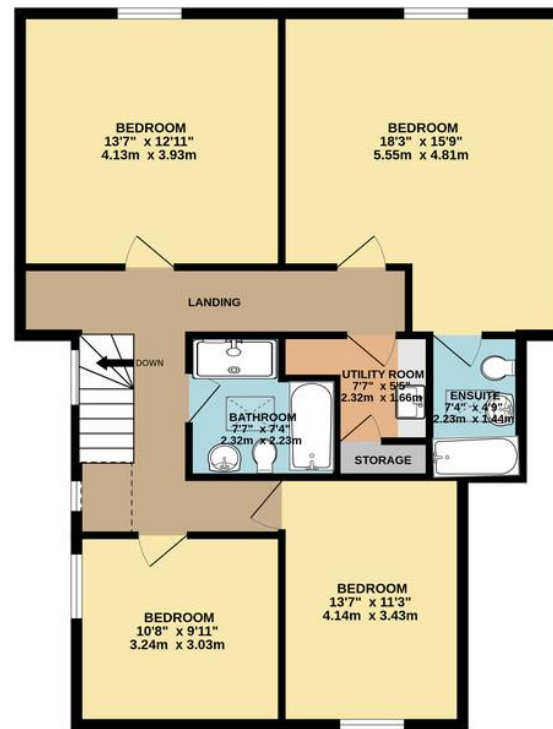




GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 2126sq.ft. (197.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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