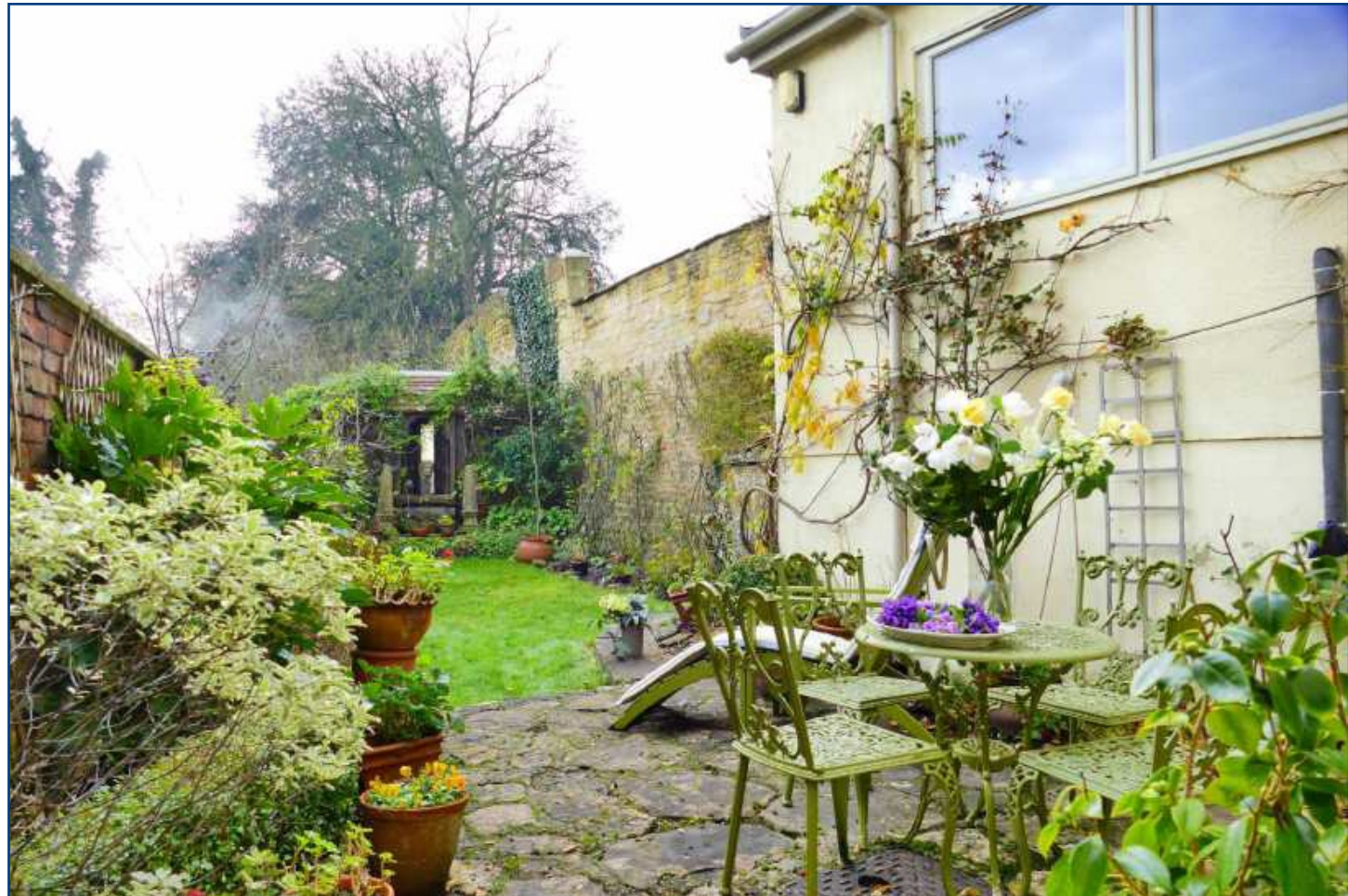




Castle Street, Calne
£425,000



A gorgeous Grade II listed period home placed in an elevated position in the Castle area of Old Calne. The home overflows with period features and characterful bespoke fittings. There is a very large living room with fireplace, formal hall and fitted kitchen on the ground floor. The first floor offers a spacious bathroom and two bedrooms that include a large master bedroom. The top floor offers another double bedroom plus a gallery bedroom/ study landing. A real benefit is an extremely large cellar/utility/workshop with the focal point of an old brick oven. There is parking and a really lovely wall enclosed garden. Features include gas central heating, stone floors, fireplaces, stripped wood floors, exposed beams and bespoke panelling,



An outline of the home and surrounding in further detail is as follows

LOCATION

A short walk takes you the centre of the town which offers numerous facilities and the River Marden. Calne is renowned for the discovery of Oxygen and the birthplace of Wiltshire Ham. This county town is surrounded by some of the most attractive countryside Wiltshire has to offer. From the home you can walk down Castle Walk which takes you to country walks. The Heritage Quarter of Calne has many period buildings and features: The Norman Church of St Mary's, The Houses on the The Green, Historic Barns, The Bell Tower of The Town Hall & Corn Exchange.

ACCESS & AREAS CLOSE BY

The A4 gives routes east to Marlborough, Cherhill White Horse, Historic Avebury and the M4 eastbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound also. To the west is Chippenham, Bath and the M4 westbound. There is a regular bus route (approx every 20 minutes in the day) connecting Chippenham to Swindon, which both have rail stations.

THE HOME:

The home in a little more detail is as follow;

FORMAL HALL

13'4 x 6'3 (4.06m x 1.91m)

The hall features a stone floor and timber panelling. Steps lead down to the garden access door and a door to the large cellar/utility/workshop. A balustrade staircase rises to the first floor and there is a door to the living room.

DUAL ASPECT LIVING ROOM

18'1 x 13'7 widening to 17'4 (5.51m x 4.14m widening to 5.28m)

An impressive dual aspect room that has a bay window to the front, a further window to the front and a window looks out over the rear garden plus roof tops beyond. The size of the room enables it to accommodate large items of furniture. A number of sofas, display furniture, large dining table and chairs

will all happily fit.

The focal point of the room is a fire place with log burning stove. The room also has bespoke timber panelling. A section of this has been cleverly designed to open up and reveal a hidden space for a television. The room opens to the fitted kitchen.

KITCHEN

14' x 6'6 (4.27m x 1.98m)

The room has a dual aspect. A window looks out over the rear garden, roof tops and to the Spire of St Mary's Church. A glazed door views onto the garden and gives access out onto the garden also. There is a selection of fitted wall and floor cabinets which include pan drawers and a larder cupboard. The worktops are shaped wood block. An area has been organised as a breakfast bar. Inset is an electric oven, hob and there is a stainless steel filter hood over. Integrated fridge and dish washer. Inset enamel sink and drainer. Tile finishes.

CELLAR/UTILITY/WORKSHOP

17'10 x 16'8 (5.44m x 5.08m)

A large cellar space that offers numerous uses. The room has a stone floor and to one side is the feature of an old brick oven. There are exposed beams and joists. A window looks out to the rear garden. One side is organised for utility with plumbing for a washing machine and space for further machines.

FIRST FLOOR LANDING

A balustrade staircase rises to the top floor. Timber panelling and recessed book cases. Doors open to the bathroom and to the first floor bedrooms.

MASTER BEDROOM

14'4 x 10'6 plus wardrobes (4.37m x 3.20m plus wardrobes)

A large bedroom that has window looking out to the front with a window seat. The room has timber panelling, a double wardrobe with matching doors and store cupboards that match also. One cupboard fits a television. There is space for a super-king sized bed and extra furniture.

BEDROOM TWO

10'7 x 8'4 (3.23m x 2.54m)

A window looks out to the front. There is room for a double bed and extra furnishing. Alternatively the room would make a very suitable study.

BATHROOM

12'9 x 5' (3.89m x 1.52m)

A spacious bathroom with room for display. There are tile finishes and timber panelling. Panel enclosed bath with mixer taps, shower attachment and a shower over. Pedestal wash basin and a water closet. Window to the rear. A store cupboard of 3ft x 3ft houses the gas central heating boiler.

GALLERY BEDROOM FOUR/ STUDY LANDING

9'10 x 8'9 (3.00m x 2.67m)

This space offers a number of uses. Either as an overflow guest bedroom area, extra study or as a complement to the top floor bedroom. There is a balustrade plus an area for display above the landing. A window looks out to the front and a door opens to the third bedroom. Stripped wood floor, exposed beams and trusses.

BEDROOM THREE

12'6 x 12'1 (3.81m x 3.68m)

Another double bedroom. Stripped wood floor, exposed beams and trusses. A window looks out to the front. There is room for a double bed and extra furniture.

EXTERIOR FRONT

A cobbled area to the front allows parking for one vehicle. Front access door.

REAR ENCLOSED GARDEN

The garden can be accessed from the kitchen and from the ground floor hall. The garden has a wall surround and has areas of good privacy. Adjacent to the house is a patio area ideal for outside dining. This leads onto a shaped lawn with flower beds. At the end of the garden is an area organised for ornament display.







Directions: From the High Street turn into Castle Street at the Town Hall. The home is placed on the left hand side just before the gate pillars of Castle House with the Blue Plaque.