



High Street, Market Lavington  
Market Lavington, SN10 4AF

**STRAKERS**



10 High Street, Market Lavington,  
Wiltshire, SN10 4AF

End of Terrace three bedroom house offering  
beautifully presented accommodation within the  
heart of popular village

- Period Cottage
- Three Bedrooms
- Period Features
- Garden and Parking
- Sought After Village Location
- No Onward Chain

£295,000





**\*\*\* Grade II Listed 17th Century Cottage \*\*\* Three Bedroom \*\*\*  
Period Features \*\*\* Sought After Location \*\*\* Parking \*\*\*  
Pleasant Courtyard Garden \*\*\* Scope to Convert Attic Room with  
Permission for Skylights Granted \*\*\* No Onward Chain \*\*\***

This charming three bedroom cottage has been tastefully restored and retains a wealth of character and an abundance of period features throughout including an attractive Inglenook fireplace with wood burning stove, exposed ceiling beams and wall timbering, original elm doors and handcrafted stone staircase leading up to a landing with an original 17th century wood panel wall. There is a large attic room which could be converted and has current consent to install skylights in the roof at the rear. To the rear is an attractive courtyard garden which benefits from full sun throughout the day, with pear, cherry and russet apple trees which offer some additional privacy. Full LPG Gas central heating with a modern boiler. The property must be viewed to be fully appreciated.

There is listed consent granted to convert the smallest bedroom into a bathroom with freestanding bath tapping into the existing pipework from the bathroom below.

#### Situation

The property is in the very heart of this thriving Wiltshire village. Located some five miles south of Devizes on the very edge of Salisbury Plain, Market Lavington boasts an excellent range of facilities including a convenience store, pharmacy, butcher, newsagent, sub post office, doctors surgery, church, hairdressers and public houses. Educational facilities are well catered for and include St. Barnabas Primary School, Lavington Secondary School and Dauntsey's Public School in the neighbouring village of West Lavington. A wider range of amenities can be found in the busy market town of Devizes and the major employment centres of Bath, Salisbury and Swindon are all within a twenty five mile radius.

#### Property Information

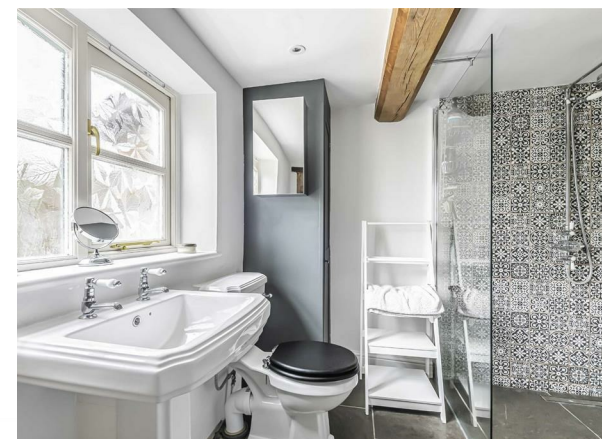
Tenure: Freehold

Local Authority: Wiltshire Council

LPG Gas Central Heating central heating

Council Tax Band: C

EPC Rating: Exempt




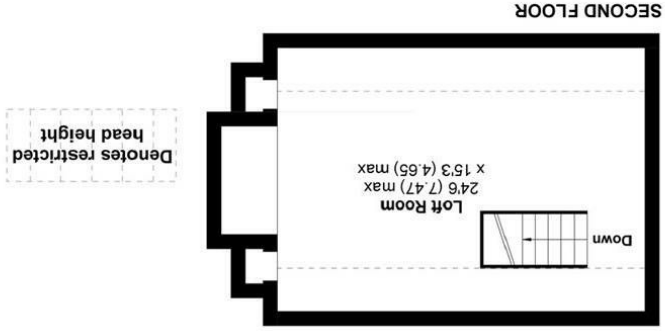
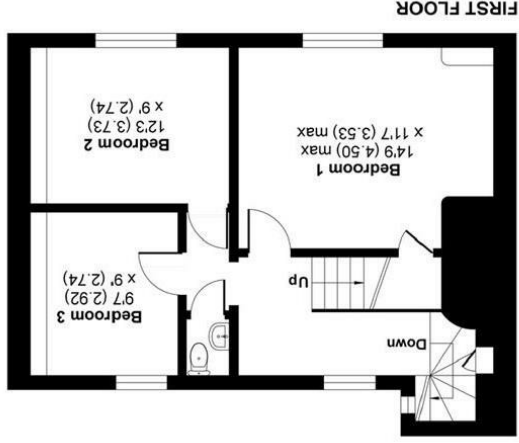
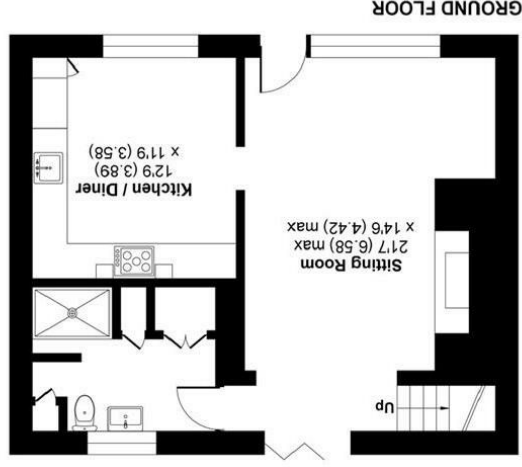
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 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2020. Produced for Strakers. REF: 654806



Approximate Area = 1344 sq ft / 125 sq m  
Limited Use Area(s) = 106 sq ft / 10 sq m  
Total = 1450 sq ft / 135 sq m

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For identification only - Not to scale