

DAVIS & LATCHAM ESTATE AGENTS

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- Easily run Terraced Home
- No Onward Chain
- Fitted Kitchen
- Parking & Garage
- Electric Heating
- Backing onto open Country
- Cloakroom, Sitting/Dining Room
- 3 Bedrooms & Bathroom
- Easily Managed Gardens enjoying lovely views
- Sealed Unit Double Glazing



**3 Glebe Farm Cottages, Sutton Veny, Warminster, Wiltshire,
BA12 7AS
£350,000**



This easily run Terraced Home enjoys an enviable setting backing onto open Country on the edge of this Popular Village. Entrance Porch, Hall, Cloakroom, Pleasant Sitting/Dining Room, Fitted Kitchen, First Floor Landing, 3 Bedrooms & Bathroom, Parking & Garage and Easily Managed Gardens enjoying lovely views, Electric Heating & Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a comfortable easily run terraced home which is believed to have begun life as a barn and features a plaque dated 1856 with the initials GP thought to be of a descendant of the local Pickford farming family who at one time occupied the nearby Glebe Farm from which Glebe Farm Cottages take their name. The property has colourwashed rendered elevations under a slate roof and benefits from Electric heating together with Upvc sealed unit double glazed windows and doors and one of the features of the cottage is its wealth of exposed structural timberwork evident in the vaulted ceilings of the upstairs rooms which create the atmosphere of a country cottage complemented by lovely views over adjacent farmland. Available with no associated sale chain, this is a rare opportunity to acquire a home which enjoys an enviable peaceful edge of village setting, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Glebe Farm Cottages is a small enclave of six properties which immediately adjoin farmland on the extreme Eastern fringes of this small and welcoming community surrounded by the lovely open Wiltshire countryside, officially classified as an Area of Outstanding Natural Beauty which keen cyclists and ramblers alike are sure to find highly appealing. Sutton Veny is a small village with many different styles of property whilst the village facilities including the highly regarded Sutton Veny C of E Primary School rated "Outstanding" by Ofsted and the impressive Parish Church of St John The Evangelist built in 1866 in memory of Joseph Everett, with its adjacent ANZAC Commonwealth war graves. The bustling nearby town of Warminster, just over 2 miles distant, offers excellent shopping facilities, 3 supermarkets including a Waitrose store and a host of small independent traders together with excellent schooling which includes Kingdown School and Warminster co-educational boarding and day Public School. Other amenities include a theatre and library, hospital and clinics and a railway station with regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other main centres in the area including Westbury, Frome, Trowbridge, Bath and Salisbury are all within a comfortable driving distance as are the various Salisbury Plain military bases whilst the A36, A350 and A303 trunk routes provide swift access throughout the West Country and further afield to London via the A303/M3. Bournemouth, Bristol and Southampton airports are each just over an hour by road.

ACCOMMODATION

Entrance Porch having double glazed front door, electrical fusegear and inner door into:

Hall having built-in cloaks cupboard, understair cupboard and staircase to First Floor.

Cloakroom having corner hand basin, low level W.C. and extractor fan.

Spacious Sitting/Dining Room 24' 2" x 10' 11" (7.36m x 3.32m) x 24' 2" x 8' 1" (7.36m x 2.46m) having coal effect Gas fire operated via bottled Gas creating a focal point, T.V. aerial point, 2 electric panel heaters, wall light points, 2 ceiling beam features, Dining Area with ample space for dining table and chairs and double glazed french doors leading onto Garden Terrace whilst from the Dining Area a door leads into the Kitchen.

Fitted Kitchen	9' 9" x 8' 8" (2.97m x 2.64m) having postformed worksurfaces, inset stainless steel sink, range of Pine fronted units providing ample drawer and cupboard space, complementary tiling and matching overhead cupboards, recess for Electric cooker with Filter Hood above, plumbing for washing machine, space for fridge/freezer, window shutters and fan heater.
First Floor	Landing featuring vaulted ceiling with wealth of exposed structural timberwork, wall light point and having Velux roof window ensuring plenty of natural light.
Bedroom One	11' 10" x 11' 3" (3.60m x 3.43m) having vaulted ceiling with exposed timberwork, electric panel heater. window shutters and wall light point.
Bedroom Two	12' 1" x 9' 4" (3.68m x 2.84m) having vaulted ceiling with exposed timberwork, electric panel heater, window shutters and wall light point.
Bedroom Three	9' 0" x 8' 10" (2.74m x 2.69m) having vaulted ceiling with exposed timberwork, electric panel heater, window shutters, wall light point and telephone point.
Bathroom	having contemporary White suite comprising corner bath with Mira shower above and hand shower/mixer taps, low level W.C. incorporating small hand basin, complementary wall tiling, medicine cabinet, fan heater, electric towel radiator, window shutters, exposed timberwork and built-in linen cupboard housing hot water cylinder with twin immersion heaters.

OUTSIDE

The property is approached via a gravelled driveway which serves all properties in Glebe Farm Cottages.

Single Garage	16' 7" x 9' 9" (5.05m x 2.97m) in block immediately facing the property with up & over door.
Parking	Gravelled Parking is available immediately adjacent to the front of the property.
The Gardens	To the front is a level easily tended area of lawn whilst the Rear Garden is not looking its best there is a sizeable paved terrace and an area of lawn flanked by fencing whilst at the end of the Garden is wall beyond which is farmland.
Services	We understand Mains Water and Electricity are connected to the property whilst Drainage is to a private treatment plant serving Glebe Farm Cottages. A Residents Management Company oversees the provision and upkeep of the drainage plant for which a monthly contribution of £30.00 is payable also covering maintenance of communal areas.
Tenure	Freehold with vacant possession.
Rating Band	"C"
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/8418-7422-5350-3620-5926





FLOORPLANS FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

VIEWING

By prior appointment through
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PLEASE NOTE

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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy performance certificate (EPC)

3 Glebe Farm Cottages Sutton Veny WARMINSTER BA12 7AS	Energy rating E	Valid until: 19 February 2028 <hr/> Certificate number: 8418-7422-5350-3620-5926
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Property type	Mid-terrace house
Total floor area	86 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60

