

DAVIS & LATCHAM ESTATE AGENTS

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- Beautifully presented Period Cottage
- Large Light & Airy Dining/Conservatory
- 3 Bedrooms & Bathroom
- Well Stocked Cottage Style Garden & Home Office
- Central Heating to radiators
- Charming Sitting Room with woodburner
- Well Equipped Kitchen, Utility/Cloakroom
- Ample Off-Road Parking
- High Speed Fibre Broadband
- Sealed Unit Double Glazing



3 Hill Deverill, Warminster, Wiltshire, BA12 7EF

£510,000



A beautifully presented Period Cottage not far from the River Wylde in the delightful village of Hill Deverill. Charming Sitting Room with woodburner, Large Light & Airy Dining/Conservatory, Well Equipped Kitchen, Utility/Cloakroom, First Floor Landing, 3 Bedrooms & Bathroom, Central Heating to radiators & Sealed Unit Double Glazing, Ample Off-Road Parking, Established Well Stocked Cottage Style Garden & Home Office.

Accommodation

THE PROPERTY is a truly charming terraced mid-Victorian period former Longleat estateworkers cottage which has attractive stone elevations and was originally thatched but now under a tiled roof and benefits from Oil-fired central heating system to radiators together with sealed unit double glazing. The comfortable living accommodation includes a spacious Sitting Room boasting a wealth of exposed timberwork and a woodburner and has the added bonus of a private well stocked cottage-style Garden plenty of parking and a sizeable Home Office. This is a rare opportunity to acquire a delightful cottage in a small village where homes are seldom for sale hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Hill Deverill is one of the five small villages which comprise the Deverill Valley, a rural community with many unspoilt country walks through which flows the nearby River Wylde whilst adjacent are the renowned Spring Valley organic watercress beds. In nearby Longbridge Deverill is The George Inn public house and restaurant, together with a petrol filling station with shop and off-licence. The highly regarded Sutton Veny C of E Primary School is just under 3 miles distant. 3 miles to the North is the bustling town of Warminster with its excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent traders whilst other amenities include a theatre, library, hospital and clinics and a station. Rail users enjoy 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 Frome, Westbury, Trowbridge, Bath and Salisbury are all within a comfortable driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk routes provide swift road communications throughout the West Country and further afield to London via the A303/M3 whilst Bournemouth, Southampton and Bristol Airports are each just over an hour by road.

ACCOMMODATION

The cottage is approached via a meandering path to the Front Porch.

Front Porch having glazed front door and rustic inner door leading into:

Charming Sitting Room 19' 6" x 14' 0" (5.94m x 4.26m) a truly delightful room offering plenty of space to spread out and featuring a wealth of exposed structural timberwork with the centrepiece being a fireplace with exposed brick surround housing woodburner creating a focal point, 2 radiators, T.V. aerial point, wall light points and understairs cupboard, staircase to First Floor and door into the Kitchen.

Utility/Cloakroom having low level W.C., hand basin, plumbing for washing machine, extractor fan, tiled flooring and boiler supplying central heating and domestic hot water.

Well Equipped Kitchen/Breakfast Area 18' 4" x 10' 11" (5.58m x 3.32m) having solid wood worksurfaces with circular stainless steel bowl and drainer, Cream Shaker-style units providing ample drawer & cupboard space, complementary tiling and matching overhead cupboards including plate racking, built-in Double Electric Oven and Oven & Grill, Ceramic Electric hob with Filter Hood above, integrated Dishwasher, space for fridge/freezer, radiator, tiled flooring, recessed lighting, recessed Breakfast Area with further postformed breakfast surface with drawer and cupboard space and exposed timberwork.

A wide opening off the Kitchen leads into:

Large Light & Airy Double Glazed Dining/Conservatory 15' 1" x 10' 6" (4.59m x 3.20m) a superb room with views over the nearby river and watercress beds and having tiled flooring with underfloor heating, wall light points, plenty of space for sofas and dining table & chairs, and double French doors opening onto Garden terrace.

From the Sitting Room a staircase leads to:

- First Floor** Landing having recessed lighting, deep hanging recess and recess housing hot water cylinder with immersion heater fitted.
- Bedroom One** 14' 0" max x 9' 4" (4.26m x 2.84m) plus door recess having exposed timberwork and radiator.
- Bedroom Two** 10' 9" x 9' 9" (3.27m x 2.97m) having deep cupboard, radiator and access hatch to loft.
- Bedroom Three** 11' 5" x 5' 11" (3.48m x 1.80m) having radiator and views to the watercress beds.
- Bathroom** having White suite comprising panelled bath with Bristan shower controls and splash screen, low level W.C., pedestal hand basin, complementary tiling, extractor fan, recessed lighting, radiator and Velux window ensuring natural light and ventilation.

OUTSIDE

Ample Off-Road Parking for a number of vehicles whilst tucked away to one side is a metal shed measuring 10'0" x 8'0".

Adjacent to the Parking is a substantial Home Office of reconstructed stone construction under a tiled roof which benefits from double glazing and has power, telephone and broadband connected, electric panel heating and strip lighting.

The Sizeable Cottage Front Garden is a feature of the property and includes a meandering path to the front door flanked by areas of lawn, borders well stocked with mature shrubs and seasonal plants, productive Apple trees, a number of mature trees together with a wood store and includes an ornamental pond. The Garden is surrounded by hedging the foliage of which ensures a high level of privacy and ensures security for children and pets. The small Rear Garden is mainly paved and enjoys views towards the adjacent cress beds.

Services We understand Mains Water and Electricity are connected whilst drainage is to a Septic Tank.

Tenure Freehold with vacant possession.

Rating Band "C"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0147-3901-1209-8380-2204>





FLOORPLAN 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 HILL DEVERILL HILL DEVERILL BA12 7EF	Energy rating D	Valid until: 5 November 2030 <hr/> Certificate number: 0147-3901-1209-8380-2204
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Property type	Mid-terrace house
Total floor area	102 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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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