



Wharf Cottage

Lacock, Wiltshire



A quintessentially British 'chocolate box' Grade II listed three bedroom detached cottage, situated in a private and peaceful position on the edge of the village of Lacock.

Corsham 5 miles, Chippenham 5.5 miles, Bradford on Avon 9.5 miles, Bath 13 miles
(All distances are approximate).



Summary of accommodation

The House

Ground floor: Entrance hall | Living room | Dining room | Study | Kitchen/breakfast room | Shower room

First floor: 3 bedrooms | Bathroom

Gardens and Grounds

Gardens | Meadow | 2 stables & tack room | Double garage | Double car port | Parking

In all approximately 1.14 acres



Situation

(Distances and times are approximate)

Lacock is a beautiful National Trust village, which dates from the 13th century, featuring pictureque streets and historic buildings such as the Abbey. It is a vibrant village with a great community, offering a good selection of day-to-day amenities with local shops, pubs (two within walking distance from the property), cafes and a large garden centre with farm shop.



More extensive amenities can be found in the market towns of Corsham, Chippenham and Bradford on Avon, and the beautiful city of Bath, which offers a wider range of shops, restaurants and activities. There is well known for excellent schools.



Communication links are excellent with easy access to the M4 at Junctions 17 & 18.



High speed rail links are available from Chippenham to London Paddington, a journey time from approximately 70 minutes.



The House

Wharf Cottage dates back to 1709 and has a wealth of character and charm throughout.

The property offers good accommodation arranged over two floors, with the potential to be extended subject to obtaining the necessary listed building and planning consents.

On the ground floor to the right of the entrance hall you have the dual aspect living room, with feature fireplace. Returning to the hall, you then have the kitchen/breakfast room with pantry, and the dining room with open fire; both are dual aspect. Beyond this is the study with fitted units, and a shower room.

On the first floor there are three pretty bedrooms, two doubles and a small double/single; and a bathroom.



Gardens and Grounds

The property is approached via a shared driveway onto a private driveway where there is plentiful parking, in addition to the double garage and double carport.

The property benefits from large mature gardens, comprising formal lawns, a kitchen garden and meadow.

There are outbuildings comprising two stables with attached tack room and an old summerhouse which needs some TLC.

Property Information

Tenure: We are advised that the property is freehold.

Services: We are advised that there is mains water and electricity. Private drainage (septic tank). Gas fired central heating.

Local Authority: Wiltshire Council - wiltshire.gov.uk

Council Tax: Band D

Postcode: SN15 0PQ

What Three Words: [mairfrance.mayor.pantter](https://what3words.com/mairfrance.mayor.pantter)

Guide Price: £95,000

Viewings: Strictly by prior appointment with the agent.

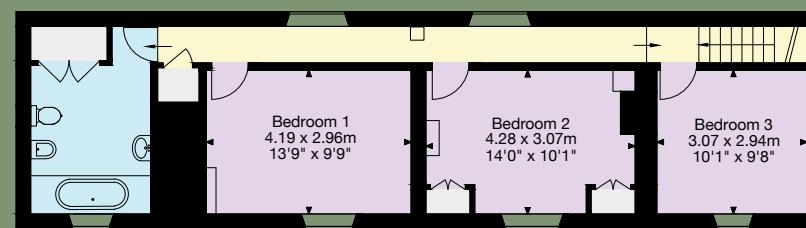
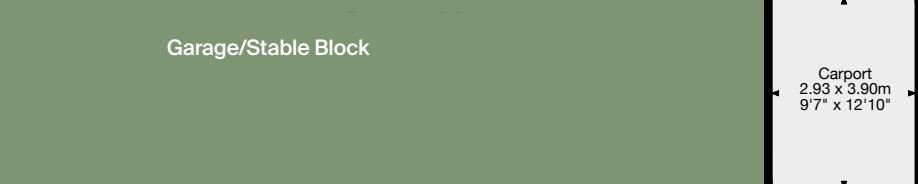
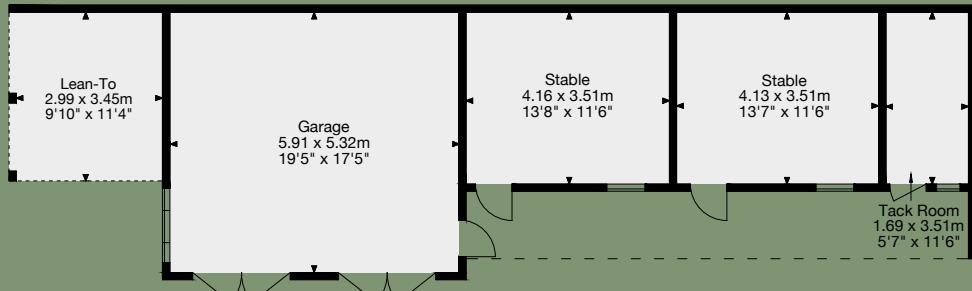
Approximate Gross Internal Floor Area
 Main House = 165 sq.m / 1,776 sq.ft
 Garage/Stable Block = 77 sq.m / 828 sq.ft
 Carport = 11 sq.m / 118 sq.ft
 Total Area = 253 sq.m / 2,722 sq.ft



Outbuildings not shown in
 actual location or orientation



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated July 2024.

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