



Pendle Cottage
Lacock
SN15



Pendle Cottage Lacock

An attractive stone-built detached cottage with separate annexe set in a beautiful countryside location.

House

Ground Floor | Kitchen | Dining Room | Sitting Room | Garden Room | Cloakroom | Lobby/Utility

First Floor | 4 Bedrooms | En suite Shower Room to Bedroom 2 | Bathroom

Annexe

Ground Floor | Galley Kitchen | Double Bedroom with En suite Shower | WC | Twin Room | Shower Room

First Floor | Sitting/Dining Room

Garden and Grounds

Swimming Pool | Pool House | Meadow

Chippenham Station | 3.5 miles

M4 (Junction 18) | 10 miles

Melksham Station | 3 miles

(All distances are approximate)

In all approximately 0.76 of an acre

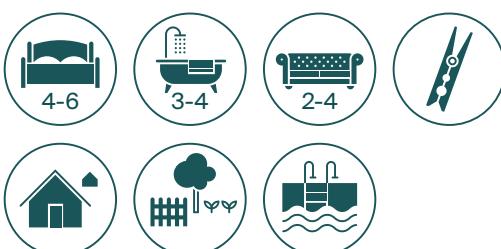


Bath

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A peaceful countryside location where wildlife abounds.



The cottage enjoys a beautiful countryside location in a small hamlet close to idyllic Lacock in rural Wiltshire. Now owned and managed by the National Trust, Lacock dates from the 13th century and has been beautifully preserved. With picturesque streets and historic buildings, the village has been a popular TV and film location featuring in Harry Potter and Downton Abbey.

There are various shops and pubs in the village, while a more comprehensive range of amenities are available in Chippenham (approx 3 miles) these include schools, a leisure centre and shopping facilities along with a mainline rail service to London Paddington.

Pendle Cottage is a stone-built property dating from circa 1748 and thought to be formed from two small cottages with later additions. It is nestled in a peaceful countryside location where wildlife abounds on a quiet 'no through lane'. The cottage is full of character and contains many period features including fireplaces and beams.

The main entrance is to the side where there is a recently fitted kitchen. The dining room is off and features a characterful arch window to the front of the house and a deep chimney breast. The sitting room is also to the front and is a good size with original beam. There is a stone fire surround fitted with wood burning stove. To the side is a versatile garden room that enjoys a double aspect and double doors to the outside. Off the kitchen is a lobby that also has access to the garden and is a useful utility area with under stairs storage and a walk in larder. Upstairs to the first floor there are four bedrooms that all enjoy beautiful countryside views. One benefits from an en suite shower room and there is also a modern family bathroom.

Spire View is a holiday cottage that has been converted from a detached garage. Upstairs is a generous sitting/dining room enjoying the lovely views to all aspects. Downstairs there are two double bedrooms, one with en suite facilities, an additional shower room and a galley kitchen. There is a private terrace and parking.



To the side of the house is a gravelled drive providing ample parking for several vehicles. There are lawned areas and patios and adjacent to the annexe is a swimming pool, approximately 12'x24', with pool house. There is also a good sized wildflower meadow that provides a haven for wildlife and an idyllic spot to sit and enjoy the views of surrounding countryside.



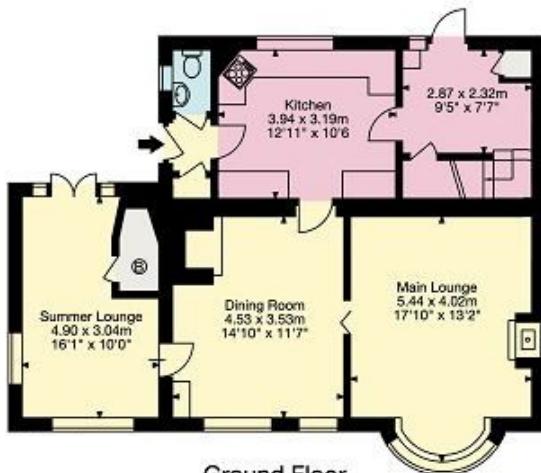
From Bath city centre head east on the A4 and at the roundabout merge onto the A4 to Chippenham. Follow directions to A350 towards Lacock. After the main crossroads signposted Lacock village take the next right on to Folly Lane West and after approximately 1 mile sharp right onto Wick Lane. Pendle Cottage and Spire View will be found on your right.



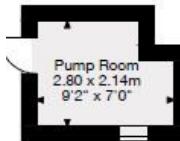
Approximate Gross Internal Floor Area
 Main House = 145 sq m / 1,572 sq ft
 Outbuilding and Annex = 65 sq m / 699 sq ft
 Total Area = 210 sq m / 2,271 sq ft



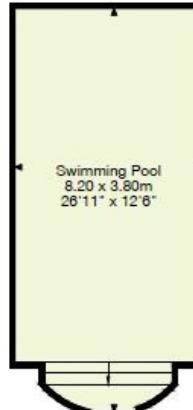
Living Area/Reception
 Kitchen/Utility
 Bedroom/Dressing Room
 Bathroom/WC
 Vaults/Storage
 Terrace/Outside Space



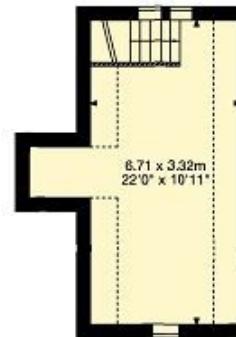
Ground Floor



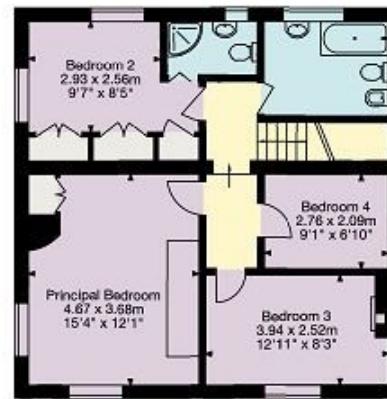
Outbuilding



Swimming Pool



Annexe First Floor



First Floor



Annexe Ground Floor

Services

We are advised that mains water and electricity are connected to the property. Private drainage. Oil fired central heating to the house. Electric heating for the annexe and swimming pool.

Local Authority

Wiltshire Council 0300 456 0100

Tenure

Freehold

Council Tax

Band F

Viewings

Strictly by prior appointment with the agent.

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I would be delighted to tell you more.

Charlie Taylor

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Connecting people & property, perfectly.

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 [xxxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxxx 20xx].

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