

Mill Stream House, Westbury, Wiltshire



An attractive detached four bedroom period home, in a beautiful setting on the village edge of Dilton Marsh and the market town of Westbury.

Accommodation

Ground Floor Entrance hall | Dining room | Lounge | Kitchen | Laundry room
Garden room

First Floor Principal bedroom with en suite bathroom and in-bedroom bath
3 Double bedrooms | Bathroom

Second Floor Attic room

Gardens, Grounds & Outbuildings Gardens | Land | Outbuilding

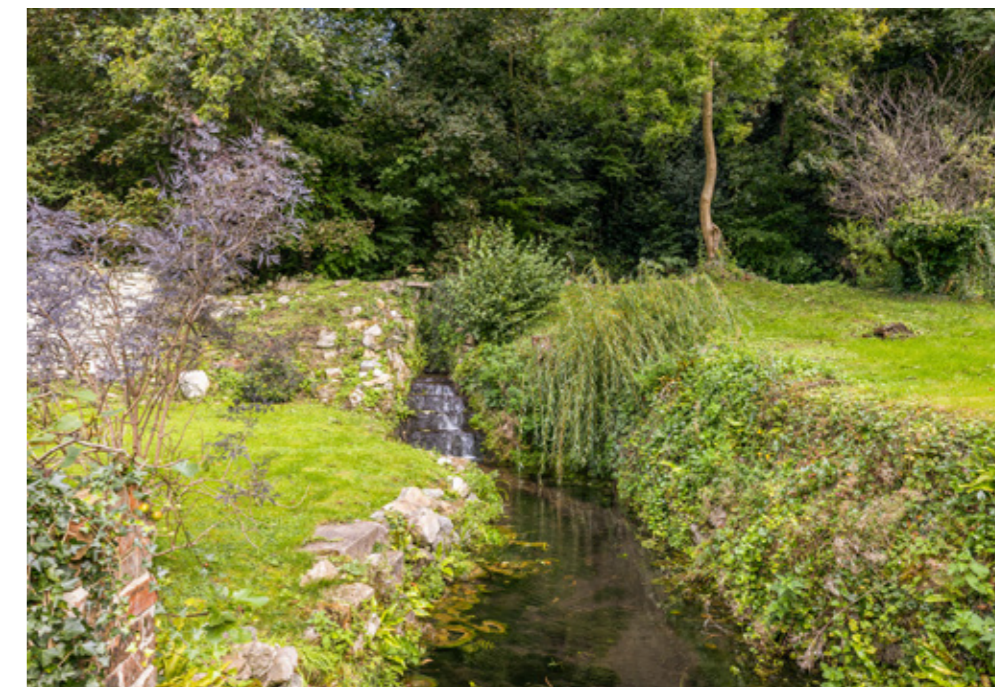
In all approximately 1.78 acres

Distances

Bath 15 miles, Bradford-on-Avon 10 miles, Chippenham 18 miles.
(all distances are approximate)

Situation

Mill Stream House is at the end of a no-through road on the edge of Dilton Marsh, there are many footpaths and cycle routes. There are various amenities locally including supermarkets and pubs. Dilton Marsh railway station serves Bath and Bristol with Westbury station serving London. There are local primary and secondary schools.



The House

Mill Stream House is an attractive house built in the early 1800s.

The house features accommodation arranged over three floors with a refurbished rustic finish. The entrance hall with stairs leading to the first and second floors, and access to the two reception rooms and kitchen.

On the first floor is the principal bedroom with en suite bathroom and an in-bedroom bath overlooking a Juliet balcony, with three further double bedrooms and a family bathroom.

The second floor converted attic offers further accommodation.

Outbuildings

Outbuildings have been granted planning permission for development into a separate, self-contained two-story house. Wiltshire Council Planning Application Number - PL/2022/01187

Gardens and Grounds

The house is approached at the end of a quiet no-through lane where there is parking for several vehicles.

The gardens are to be found in three sections. Leading from the main house is the kitchen garden with an attractive water feature, leading on to the lower and top paddocks.





Directions (Postcode BA13 3ST)

Leave Bath on the Warminster Road/A36, when you reach Standerwick turn left onto Marsh Road/B3099 and follow the signs to Dilton Marsh. Go past the railway station on your left hand side, go straight over the first roundabout and take the 2nd exit at the next. Turn right at the following two roundabouts and then turn left onto Mill Lane, and you will find the property at the end on your left.

What Three Words: interest.hockey.cookery

Property information

Services: Main electricity, water and drainage. Gas fired central heating.

Method of Sale: We are advised that the property is Freehold.

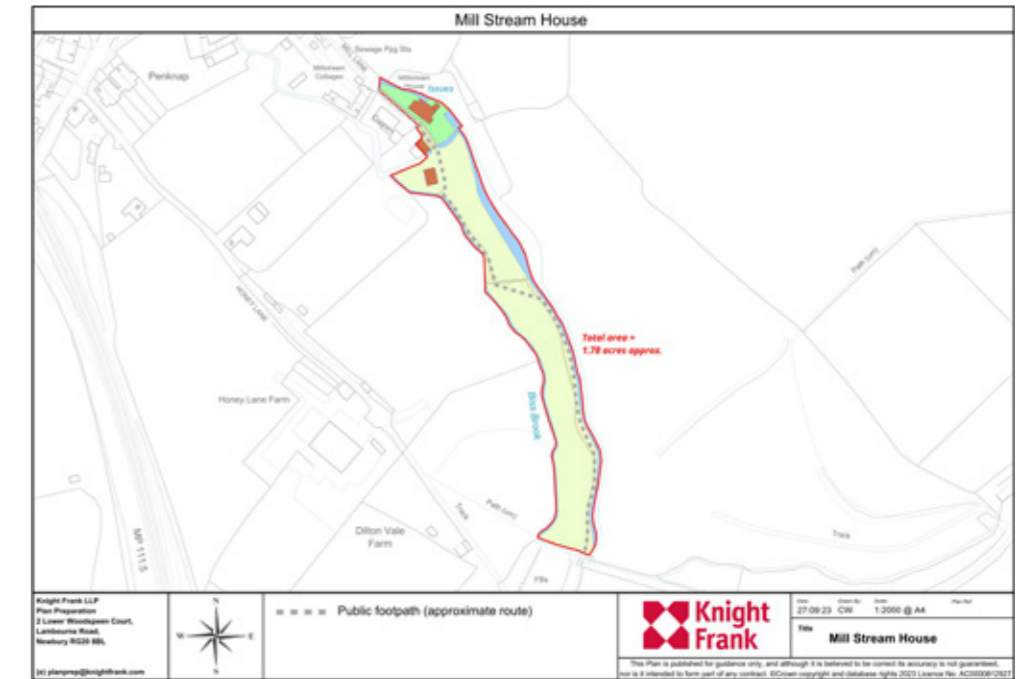
Offers in Excess Of: £900,000

Local Authority: West Wiltshire Council – wiltshire.gov.uk

Council Tax: Band F

EPC: D

Viewing: Strictly by prior appointment with the Knight Frank, LLP

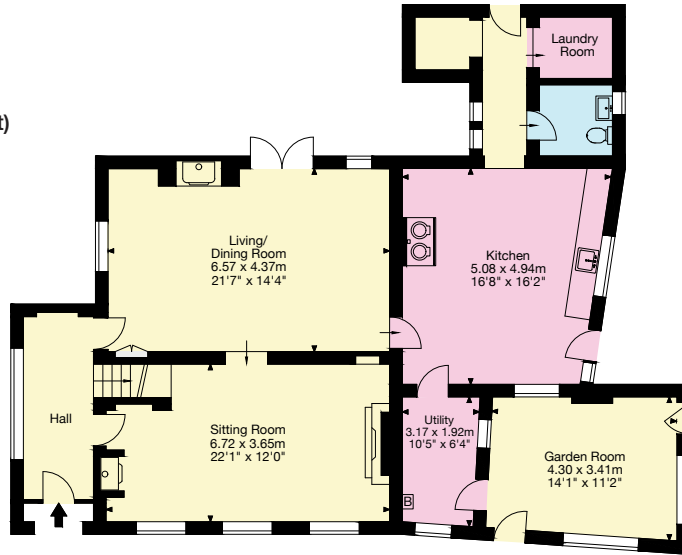


Main House

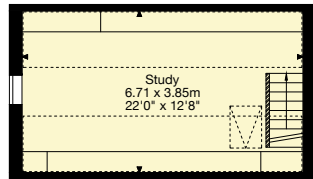
Total Area = 231.4 sq m / 2,491 sq ft

(Limited use area = 18.2 sq m / 196 sq ft)

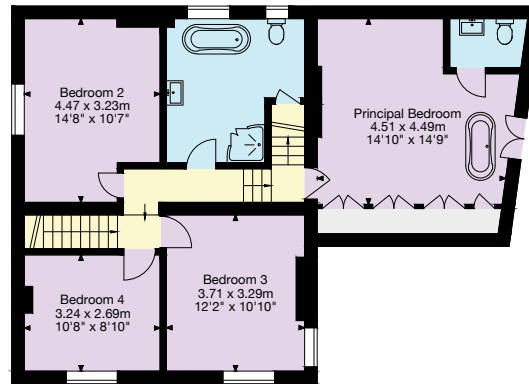
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



Second Floor



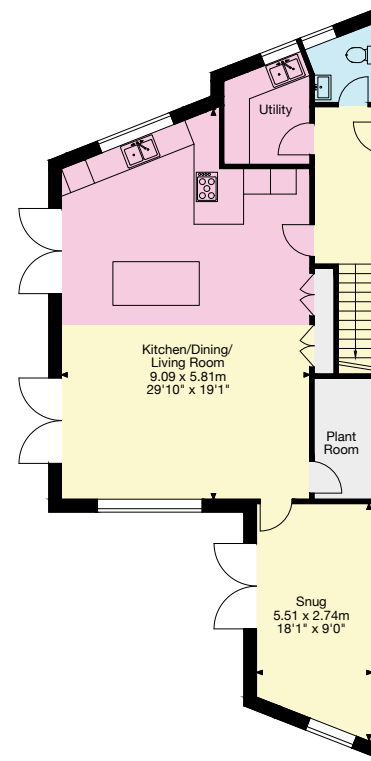
First Floor

Knight Frank Bath
4 Wood Street
Queen Square, Bath
BA1 2JQ
knightfrank.co.uk

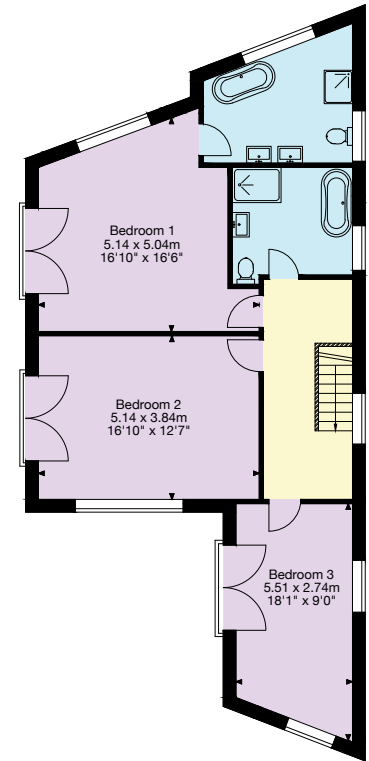
I would be delighted to tell you more
Francesca Leighton-Scott
01225 325 994
Francesca.Leighton-Scott@knightfrank.com

Proposed Cottage

Total Area = 165.5 sq m / 1,781 sq ft



Ground Floor



First Floor



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 [October 2023]. Photographs and videos dated [October 2023].

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