

Sauveur Coach House, High Penn, Wiltshire



A former coach house with wonderful rural views.

Sauveur is a charming and character-filled converted Victorian coach house backing on to a Nature Reserve. Situated in the un-spoilt countryside, this period property of 2815 sq. ft, has panoramic rural views, a separate Annexe, landscaped gardens and a paddock totalling 1.72 acres.

This Victorian coach house originally belonged to the 17th-century farmhouse. It has since been extensively and sensitively modernised and extended to provide light and spacious rooms that maintain its period features such as vaulted ceilings, limestone flooring throughout, oak panelling, saddle stones and exposed beams.



Tenure: Available freehold

Local authority: Wiltshire Council

Council tax band: F



Sauveur Coach House

As you enter Sauveur Coach House, you are greeted with a spacious entrance hall with exposed beams and limestone flooring. Adjacent to the entrance hall is a downstairs cloakroom and an under-stairs cupboard.

To the right, a triple-aspect light-filled kitchen awaits. This spacious kitchen has an island, built-in oven and appliances, and handmade light fixtures. French doors open on to a private gravelled courtyard to the front of the property.

You'll find the sitting room/dining room to the left of the entrance hall, showcasing traditional beams and travertine flooring. The garden room is connected to the sitting room/dining room, an addition made by the current owners. This room features oak beams and wrap-around glass windows, offering uninterrupted panoramic views of the garden and fields.

Step down from the sitting room/dining room to an office/library, providing access to the private courtyard. This space is ideal for those who work remotely. Continuing along the office/library, you'll find a further study with a separate bathroom equipped with a double shower. French doors open on to the garden, allowing for a seamless indoor-outdoor flow.

The principal bedroom is a haven of tranquillity, with traditional oak beams, skylights, and an entire glass frontage with French doors that open on to the garden. This room beautifully combines the charm of the old stable block with modern comforts.

Upstairs, there are two double bedrooms, both with dual-aspect windows and built-in storage. A family bathroom completes the upper level, ensuring comfort and convenience for all residents.

One of the highlights of this property is the converted outbuilding, which serves as an annexe complete with a kitchenette, sitting room/bedroom, and shower bathroom. This space is perfect for accommodating guests or those working from home.



Gardens and grounds

Situated on 1.72 acres (of adjoining paddock surrounded by stock fencing), this property offers a tranquil escape with views of the surrounding countryside.

Accessible via a single-track lane, the approach to the property leads to a nature reserve and a shared gravel driveway, with additional communal car parking, ensuring convenience for extra guests.

Passing through the double electric wooden gates, you'll find ample parking for up to seven cars and a triple bay oak barn/garage sympathetically constructed using reclaimed materials and traditional construction techniques.

The established and well-tended garden comprises shaped lawns interspersed with fruit trees, mature borders, planting beds, and several seating areas, including room for a firepit, representing an excellent outdoor dining and entertaining space. A further addition to the garden is the large fish pond, a natural bog/dew pond and other water features. The garden comes alive at night with automatic lights, creating a magical ambience.

The annexe courtyard garden is enclosed by two dry stone walls, offering privacy and stunning vistas.

There are two wood-effect metal sheds with lighting and electrical supply for additional storage. An electric car charging point is conveniently located behind these units. The property also includes a wood store, a greenhouse, and a vegetable garden, allowing residents to indulge in their green thumb.





Situation

The picturesque rural hamlet of High Penn is situated about 1 mile to the northeast of the market town of Calne, with the Sauveurs Coach House being one of four converted properties next to the original 17th century farmhouse.

Calne has a village hall, a church, and a sports/leisure centre and provides excellent day-to-day shopping. Bowood House, a short distance away, has an eighteen-hole golf course and a popular child's adventure playground. A few miles to the east is the popular market town of Marlborough, which offers a further variety of shopping, recreational and educational facilities, including a Waitrose. The property backs on to a nature reserve and is ideal for walking and rural pursuits.

Communications are good, with a railway station at Chippenham some 8 miles west linking London Paddington, Bristol and Bath, or the M4 motorway (Jct. 16) is some 11 miles to the north, giving access to London Heathrow and Bristol.

The area has excellent schools, including St Mary's, Dauntseys and Marlborough College. There are also good primary and secondary schools in Calne.

Directions (SN11 8RU)

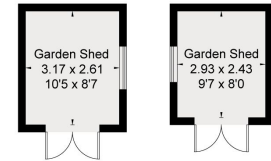
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Services

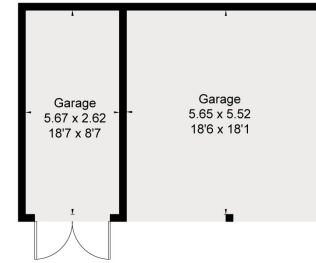
Mains electricity and water, private drainage into a shared treatment plant. Oil-fired central heating. Underfloor heating downstairs and traditional radiators upstairs. Electric heating in the Garden Room.



Approximate Area = 206.6 sq m / 2224 sq ft
 Outbuildings = 54.9 sq m / 591 sq ft
 Total = 261.5 sq m / 2815 sq ft
 Including Limited Use Area (12.4 sq m / 133 sq ft)



(Not Shown In Actual Location / Orientation) (Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 325301

Knight Frank
 Hungerford
 22 High Street
 Berkshire
 RG17 0NF
 knightfrank.co.uk

I would be delighted to tell you more
Fiennes McCulloch
 01488 688 548
 Fiennes.McCulloch@knightfrank.com



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