

Sold

4 BEDROOM DETACHED | COATE, SN10 | £600,000

DESCRIPTION

Ideally located at the heart of the Vale of Pewsey hamlet of Coate, this beautiful detached cottage offers well proportioned, light and airy accommodation, presented to a high standard. The original property dates to around 1900 and has been extended more recently to create spacious living space comprising four bedrooms with en-suite facilities to the master and a smartly appointed family bathroom on the first floor. Downstairs, a large open plan kitchen / breakfast room proves to be the heart of the property and provides access to a dual aspect sitting room and a separate bay fronted family / dining room. A useful utility room with adjacent cloakroom completes the accommodation which cleverly fuses contemporary styling with the original Victorian period character. Externally, there is a good size South facing garden to the front with patio areas leading to a well maintained lawn with well stocked shrub and herbaceous borders. The property is approached with double gates opening to an extensive graveled driveway which provides ample off-road parking in addition to the detached double garage.

Coate is a very highly regarded hamlet idyllically situated in the beautiful Vale of Pewsey, some 3.5 miles to the East of Devizes. Coate benefits from a thriving local community with a public house and cricket pitch adding to the quintessential English village feel. The nearby market town of Devizes has regularly been voted as one of the best places to live in the UK and offers a comprehensive range of shopping, transport and leisure facilities, along with a weekly market and a good range of schooling for all ages.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: F

EPC Rating: E

Mains drainage, water and electricity connected. LPG gas heating with tank buried in garden.

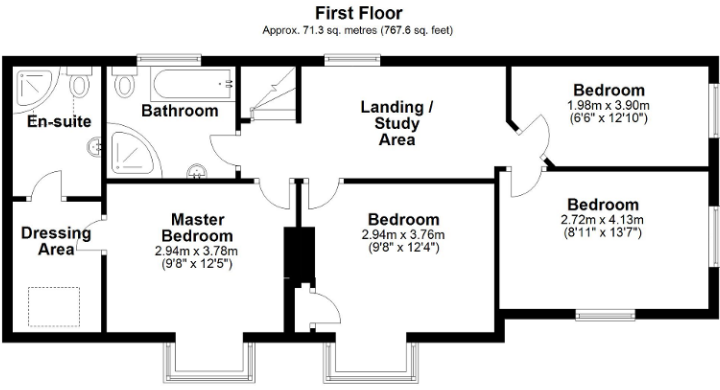
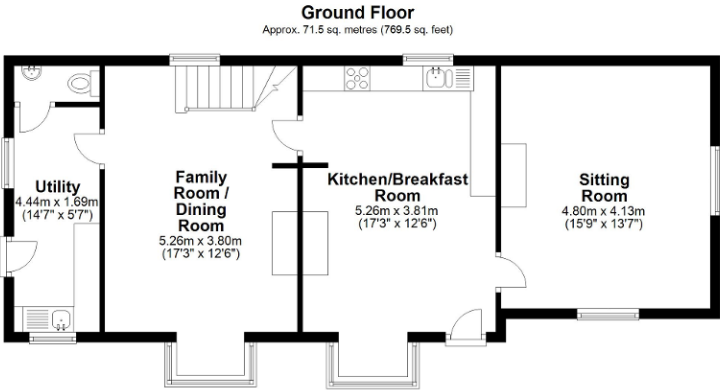


KEY FEATURES

- Extended detached period cottage
- En-suite and dressing area to Master
- Two spacious reception rooms
- Landscaped South facing garden
- Extensive off-road parking
- Four bedrooms
- Open plan kitchen / breakfast room
- Utility room and downstairs cloakroom
- Detached double garage
- No onward chain







Total area: approx. 142.8 sq. metres (1537.1 sq. feet)

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

APPLEBY & TOWNEND

4D Broad Lane Farm
Seend
Melksham
Wiltshire, SN126RJ

Tel: 01225 983 910
E-mail: help@applebyandtownend.co.uk
Web: www.applebyandtownend.co.uk