

5 BEDROOM DETACHED | MARTINSLADE, SEEND, SN12 | GUIDE PRICE £1,000,000

DESCRIPTION

According to a local history book titled "Seend; a Wiltshire Village Past & Present," Wharf House was constructed in the early 19th century by a man called Adam Wragg, who was also involved in the construction of the historic Kennet & Avon Canal during that period. The house was initially known as Wragg's Wharf and remained within the same family for approximately one hundred years, as confirmed by the deeds.

This imposing double-fronted house boasts stone elevations with some brickwork beneath a predominantly slate roof. The house is approached through a pillared entranceway, and the grounds extend alongside the Kennet & Avon Canal, featuring a private dock which must have been one of Adam Wraggs influential desires. Formal areas near the house lead to larger gardens and an orchard beyond, all resting within 1.79 acres.

Upon entering the property through the grand entrance hall, guests are greeted by two spacious reception rooms, each measuring 15 square feet. One room features a large wood-burning stove, while the other boasts an open fireplace that needs to be opened up. Moving through the hall, guests will find a beautiful dining room with a double aspect and an inglenook fireplace equipped with a wood-burning stove. A spacious second entrance hall with a grand staircase, also provides access to a downstairs washroom, a delightful kitchen/breakfast room with a walk-in larder proving to be the hub of this fantastic home, and a separate utility room.

Upstairs, a spacious landing provides access to five generously sized double bedrooms, each adorned with period features, beautiful window views, high ceilings, and two family bathrooms.

Outside the property is approached through a gated



entrance flanked by substantial double wrought iron gates on stone pillars. A brick driveway leads alongside the house to a cobbled parking area. A garage measures 17 feet 11 inches by 15 feet 7 inches. A workshop is also located nearby, measuring 17 feet 8 inches by 15 feet 6 inches and is connected to power and lighting. A pathway leads around to the rear, where a covered oil storage tank and workshop door are situated. A garden store measures 11 feet 5 inches by 10 feet 3 inches and houses a Kidd oil-fired boiler for the central heating and hot water system.

The house is set back from the road behind a stone wall, with the front garden featuring a lawned area with mature flower and shrub borders. The gardens are a notable feature, boasting extensive frontage to the verge of the Kennet & Avon Canal. A wide lawned area with flower and shrub borders extends alongside the driveway, complemented by mature trees that provides plenty of privacy. There is a narrowboat dock measuring 70 feet by 10 feet 6 inches (21.34 meters by 3.2 meters) which is ideal for a canal boat enthusiast.

The secluded gardens extend around to the rear of the property, with a paved terrace featuring a decorative brick arch that connects the house to the outbuildings. Immediately adjacent to the house is a paved patio, followed by a more formal lawned area with flower and shrub borders that extends into an orchard with soft fruits, fruit trees, established hedge boundaries, and a large lawn.

In summary, this magnificent and historic family home offers ample space to accommodate any expanding family. A ton of parking for plenty of vehicles and incredible private gardens waiting to be explored right by the canal.

Martinslade is a charming canal-side hamlet with excellent bus connections to Devizes, Melksham, Bath, and a National Express to London just down the road. There is a superb pub within easy level walking distance called The Three Magpies and the surrounding countryside is beautiful and easily



accessible. The village of Seend offers a vibrant community with amenities such as a Post Office/general store, public houses like the "Barge Inn" and The Brewery, a village hall, playing field, and church. Educational facilities include a primary school, with secondary schools available in Devizes and Melksham. Devizes, a historic market town three miles east, provides extensive amenities, including town centre shopping, a leisure centre, schools, supermarkets, shops, a cinema, theatre, and a weekly market. The Kennet & Avon Canal offers fishing and walking opportunities. Major centres like Bath, Salisbury, Swindon, Marlborough, and Chippenham are within a 30-mile radius.

Tenure: Freehold
Local Authority: Wiltshire Council
Council Tax Band: G
EPC Rating: E
Oil fired central heating
Mains water, and electricity. Septic tank.

KEY FEATURES

- Highly desirable, historic country home
- Five double bedrooms
- Three Reception Rooms
- Two family bathrooms
- 3282 Sq Ft of Accommodation
- Canal side location with private dock
- Kitchen dining room & pantry
- 1.79 acres private land and gardens
- Recently updated double glazing
- Large workshop / outbuilding



ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 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.

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