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Residential Sales



Dertford, Corsley

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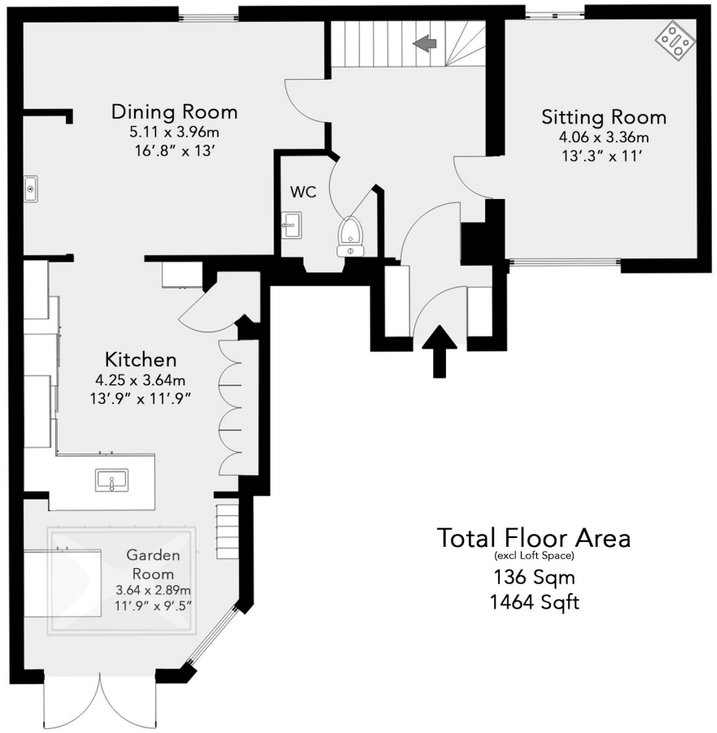






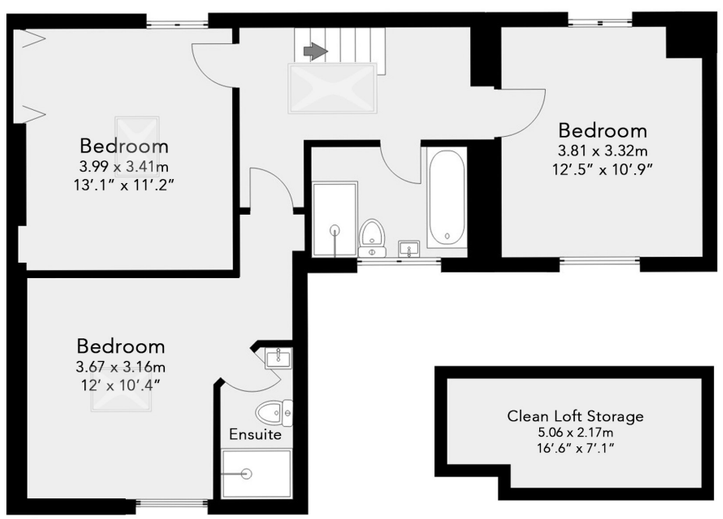
Floor Plan

58a Dertford, Corsley, BA12 7NR





Total Floor Area
(excl Loft Space)
136 Sqm
1464 Sqft



All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being and accurate representation neither by the vendor nor their agent

COBB FARR
Bath & Bradford on Avon

Bluebell Cottage
58a Dertford
Corsley
BA12 7NR

A truly special, immaculate and charming 3 bedroom terraced cottage in a beautiful setting, on a quiet country lane, alongside the Longleat Estate. This remarkable home has been lovingly and tastefully renovated to an exceptional standard by the present owners and offers deceptively spacious family living accommodation.

Offers in Excess of

Tenure: Freehold

£500,000

Situation

Corsley comprises of a scattering of rural hamlets, including Dertford, situated around the Longleat Estate. The area is abundant with stunning walks from the doorstep, including many bluebell woods, open fields and the historic Cley Hill within the Cranbourne Chase 'dark sky' reserve. A haven for walkers, dog owners, cyclists and equestrians. Near to the Somerset and Wiltshire borders, Corsley lies equidistant between the popular and bustling market towns of Frome and Warminster and is within commuting distance of Bath, Bristol and Salisbury.

The popular village has 2 public houses, an Ofsted 'Outstanding' graded pre-school, sports field, tennis courts, reading rooms, a cross-fit gym and village church. There is a main line connection to London (Paddington) from Frome and Westbury and to London Waterloo from Warminster. There are a wide range of state schools in Frome and Warminster and Private Schools are to be found in Warminster, Bruton, Salisbury and Bath.

The historic market towns of Frome and Warminster offer a wide range of shopping and facilities including libraries, sports centres, gyms, swimming pools, churches, doctors' and dentists' surgeries, hospitals, and post offices. Frome hosts the popular Sunday artisans' market once a month. There are many places of interest to visit such as the Longleat Estate (residents benefit from discounted passes), Bath, Stourhead House and Gardens, Wilton House, The Newt, The Hauser & Wirth gallery in Bruton and Stonehenge.

The nearby A303 and M4 provide excellent road links to London to the east, Exeter to the west and Bristol airport (1 hour) to the north-west.

Description

From the large private drive with dedicated parking for 2 vehicles, an arched gateway opens onto a gravel path which leads down the landscaped garden to a porch with oak stable style door and storage. The original front door opens to a spacious entrance hall with fitted storage units and a ground floor WC. There are stunning original oak beams throughout the cottage and the ground floor is fitted with seamless oak flooring. A snug/sitting room is on one side of the entrance hall complete with wood burner and oak mantle. To the other side is the spectacular dining room which has a magnificent inglenook with oak beam, large wood burner and log storage. There are captivating, far-reaching views over fields and woodlands. The dining room opens to a fabulous bespoke designed open-plan fitted kitchen and garden room. Highlights include a wide range of base, wall and fully integrated floor to wall units, oak beams, oak work surfaces, Belfast sink with Quooker tap, rangemaster cooker, integrated dishwasher and fridge freezer, space and plumbing for washing machine, dryer and additional freezer and a large corner pantry cupboard. The orangery style garden room is flooded with light and is fitted with a bespoke marble topped island with plenty of storage and a wine cooler. Ceramic floor tiles with underfloor heating throughout the kitchen and garden room.

The first floor has a large landing, flooded with light from recently fitted large electrically operated Velux roof lights. There are 3 spacious double bedrooms one of which is en-suite with underfloor heating. A luxury family bathroom has a WC, clawed slipper bath, sink and vanity unit and separate large shower enclosure. The 2 bedrooms at the rear enjoy magnificent views and, exclusively, you can listen to lion's roaring, sea lions barking and hyena's whooping. Externally, double doors in the garden room open back onto the beautifully designed and manageable cottage garden to the front of the property.

The garden is a sun trap which includes outside dining spaces and seating areas, incorporated planted beds, bbq and pizza area, and stone steps to a deck with glass balustrade.

General Information

Services: Mains supplied Electricity and Water. Private drainage.
Heating: Oil fired central heating and water.
Drainage: Septic Tank
Local Authority: Wiltshire Council
Council Tax Band: Band D - £2,423.08

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Accommodation

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Ground Floor

Entrance Porch

With flagstone flooring, part glazed, oak external stable stable door and storage.

Entrance Hall

With oak flooring, part glazed internal front door, exposed beams, built in storage, radiator, stairs with glass balustrade rising to first floor with rear aspect window.

Sitting Room

With stable door, oak flooring, front and rear aspect double glazed windows, exposed beams, log burner on stone tile hearth, radiator.

Cloakroom

With oak flooring, WC, hand wash basin with vanity unit, built in storage, decorative tiling.

Dining Room

With rear aspect picture window, oak flooring, exposed beams, feature large inglenook fireplace with log burner and tiled hearth.

Kitchen/Garden Room

With ceramic tiled under-floor heating, a range of floor and wall mounted units with oak worktops incorporating a Belfast sink with Quooker tap, Rangemaster cooker, integrated dishwasher, fridge freezer and plumbing for washing machine and dryer, pantry cupboard, and peninsula island with integrated wine cooler, rear aspect double glazed windows. Orangery style glazed roof. French doors opening to garden and outside dining spaces.

First Floor

Landing

With large electric velux skylight flooding light across the extensive hallway with access to all upstairs rooms and stairway to loft space.

Bedroom 1

Large double/Master with front aspect double glazed window and side aspect Velux window, radiator.

En suite

With tiled under-floor heating, WC, hand wash basin, wall mounted built in storage, double width walk in shower, heated towel rail, side aspect velux window.

Bedroom 2

Large double with built in storage, rear aspect double glazed window, radiator and large electric velux skylight.

Bedroom 3

Large double with front and rear aspect double windows, radiator.

Bathroom

With roll top bath, double width walk in shower with decorative tiling, WC, hand wash basin with vanity unit, front aspect double glazed window and radiator.

Externally

Garden and Parking

With off road parking for 2 cars, a garden gate leads to a beautifully designed garden at the front of the house which features several seating areas for alfresco dining, raised plant beds and steps rising to a decked
seating area with glass balustrade.