Worton
Wiltshire



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IVY HOUSE
41 HIGH STREET
WORTON
DEVIZES
WILTSHIRE
SN10 5RU

A charming period family home and additional annex, with magnificent gardens and paddocks.

- A Delightful Extended Period Home
- Over 3200ft^2 (including the annexe)
- 4 Bedrooms and 3 Receptions
- Refitted Kitchen and Bathrooms
- Detached 1 Bedroom Annex with attached Barn
- Wonderful Far Reaching Views
- Incredible Walled Gardens
- Victorian Style Greenhouse, Vegetable Garden and Orchard
- Additional Paddock
- In all about 1.92 Acres

Guide Price £975,000



DESCRIPTION

'Ivy House' is a superb, detached character family home, believed to date back some 400 years, but extensively modernised by the current owners in the 11 years they have lived there. Alongside a full renovation of the house, the owners have also completely transformed the grounds into the outstanding gardens that you see now. Internally, a light and airy vaulted hallway has flagstone flooring and leads off to a dual aspect sitting room with a log burner, a dining room with an impressive Inglenook fireplace and a flexible snug/family room with a log burner and underfloor heating. A dual aspect modern kitchen/breakfast room, a separate utility room and downstairs cloakroom complete the ground floor. On the first floor (accessed via 2 staircases), are 4 lovely double bedrooms and a family bathroom. The main bedroom features a walk in dressing room plus a refitted en suite bathroom, whilst the guest bedroom also has a contemporary en suite shower room with underfloor heating.

Outside, in addition to the main house, there is a charming, detached annex with an open plan bedroom/reception room, shower room and modern kitchen- a perfect place for a dependant relative or equally a great income opportunity as a holiday Let or Air BnB. Adjacent to the annex is a long barn that also has scope to convert to accommodation (subject to planning). This property really is a true gardener's delight with its walled English cottage garden with foxgloves lupins, roses and a copper beech tree, as well as a patio sun terrace featuring two ponds, a waterfall and mature acers- that is reminiscent of a Japanese water garden. In addition, there is a productive orchard with pear, apple, damson and greengage trees, a large soft fruit cage and vegetable garden accompanied by a 37ft x 12ft Victorian style greenhouse. Beyond the garden is a separate paddock that would be ideal for a pony or grazing sheep/goats. Wooden double gates open on to a driveway that can take at least 6 cars, with a single garage and attached workshop. In all, the whole site amounts to 1.92 acres. Please note there is an additional 0.71 acre paddock to the rear that is available by separate negotiation.

SITUATION

This unique home is situated along the high street of this charming village. Worton is located in the heart of Wiltshire about 3 miles from the historic market town of Devizes. Devizes caters for most day to day requirements whilst the larger centres of Salisbury, Swindon, Bath and Newbury are all within easy motoring distance. The M4 to the north and the A303 to the south provide fast road access to London and the West Country; main line rail services are available from Chippenham and Pewsey (Paddington just over an hour). Those with an interest in country and leisure pursuits are well catered for in the area and there is a good choice of both private and state schools in the region.

PROPERTY INFORMATION

Services: LPG heating, mains water, electricity and drainage. EPC Main House: D / Annex: E
Tenure: Freehold. Local Authority is Wiltshire Council. Tax Bands: Main House: G / Annex: A. Located in a Conservation Area
Agents Note: please note all photos were taken in Summer 2026.













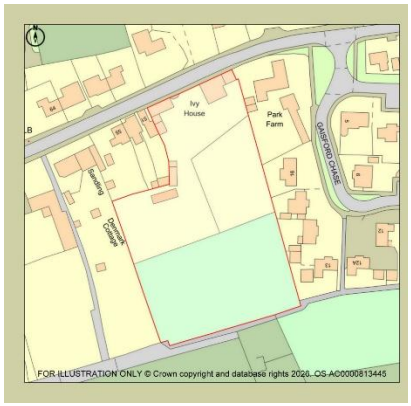


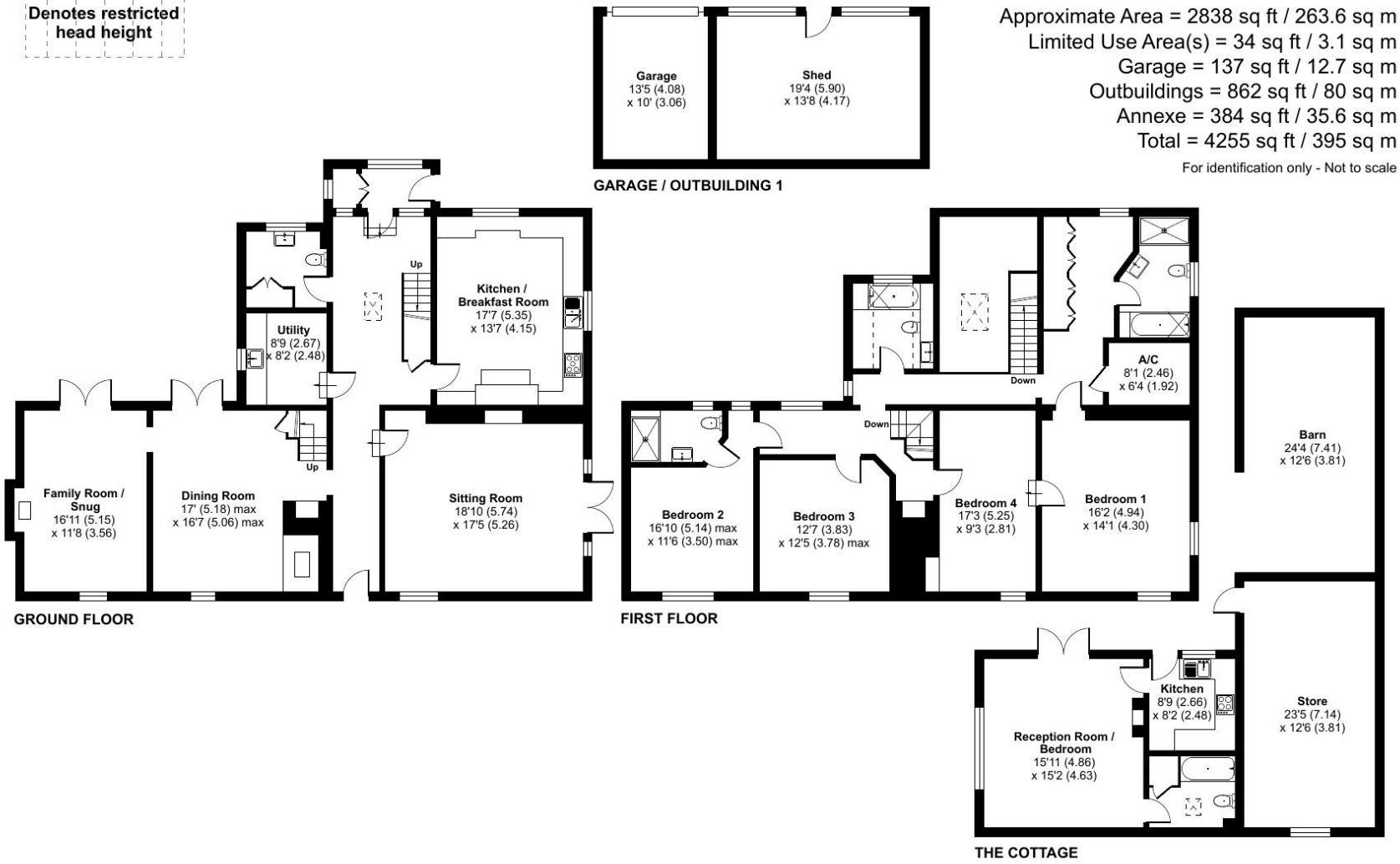


High Street, Worton, Devizes, SN10

Approximate Area = 2838 sq ft / 263.6 sq m
Limited Use Area(s) = 34 sq ft / 3.1 sq m
Garage = 137 sq ft / 12.7 sq m
Outbuildings = 862 sq ft / 80 sq m
Annexe = 384 sq ft / 35.6 sq m
Total = 4255 sq ft / 395 sq m
For identification only - Not to scale

Denotes restricted head height





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Strakers. REF: 1301108

6/7 Market Place, Devizes, Wiltshire, SN10 1HT Tel: 01380 723451 strakers.co.uk

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