



For Sale

In

Upton Lovell



Orchard Cottage

69 Upton Lovell, Warminster

Property description

A Spacious Much Improved Family Home Located On A Sizeable Plot At The Very End Of A Country Lane In The Popular Wylve Valley

Entrance Porch, Hall, Cloakroom, Charming Sitting/Dining Room, Family Room, Kitchen/Breakfast Room, Utility Room, Landing, Bathroom & 5 Bedrooms - 1 with En-Suite Shower, Spacious Attic Rooms, Triple Garaging for 3 Cars & Ample Parking, Sizeable Established Gardens, Oil-fired Central Heating & Sealed-Unit Double Glazing.

Orchard cottage, 69 Upton Lovell, Warminster originally started life as a modest cottage built circa 1840 which was substantially extended in the 1990's to become the spacious family-sized home it is today. The property has most attractive stone and reconstructed stone elevations under a tiled roof and benefits from sealed-unit double glazed windows together with Oil-fired central heating to radiators. With accommodation arranged on 3 levels the property offers plenty of space for a family to spread out with the added bonus of 3 large attic rooms. This is an attractive house in a delightful rural setting which enjoys lovely views across the adjoining countryside and as homes of this calibre are extremely rare.

The house stands at the end of a little-used no-through country lane, known locally as Up Street in Upton Lovell, a small village located in the beautiful Wylve Valley, with many unspoilt rural walks. The village itself has little to offer by way of facilities, just a Church and a popular pub The Prince Leopold, but this is its attraction, whilst the nearby village of Codford has a filling station which also hosts a Budgens. However Warminster 5 miles to the West provides good shopping facilities, schooling and other amenities.

Accommodation

Entrance Porch with vinyl flooring, radiator and inner front door opening into Hall having understair cupboard, telephone point, radiator, staircase to First Floor.

Cloakroom, Charming Sitting/Dining Room enjoying dual aspects with attractive brick fireplace and chimney breast housing Villager wood burner, double doors opening onto paved Garden terrace.

Family Room enjoying dual aspects with an attractive fireplace with heavy overbeam, housing wood burning stove.

Kitchen/Breakfast Room enjoying lovely views of adjoining farmland, postformed work surfaces, inset Belfast china sink, ample drawer and cupboard space, complementary tiling and matching overhead cupboards, further built-in shelved cupboard, ample space for breakfast table & chairs, ceramic floor tiling and glazed double doors onto terrace.

Utility Room with door out to the paved terrace.

First Floor Landing with radiator and linen cupboard housing hot water cylinder.

Family Bathroom having White suite comprising panelled bath.

Bedroom One enjoying dual aspects, exposed floorboards, radiator and door to En Suite Shower Room. Which comprises a white suite with walk-in shower.

Bedroom Two enjoying dual aspects, with built-in wardrobe cupboard.

Bedroom Three with built-in wardrobe cupboards.

Bedroom Four overall enjoying dual aspects.

Bedroom Five also enjoying dual aspects.

From the Landing a flight of stairs leads to Second Floor Landing :

Attic One - suitable as a Games Room/Office with restricted headroom, two roof windows ensuring plenty of natural light.

Attic Two - also with restricted headroom, radiator and built-in cupboards and leading into Attic Three - also with restricted headroom with radiator and loft access.

Outside

Orchard Cottage is located at the end of a small lane approached via a driveway providing Ample Parking for several vehicles also leading to Triple Garaging..

Sizeable Established Gardens A short path from the driveway leads to the front door whilst to the side are areas of lawn with mature shrubbery and trees and a sizeable paved terrace which extends to three sides of the property with seating areas for alfresco dining, with raised borders and gravel pathways whilst an archway leads into further sizeable areas of lawn with more mature shrubbery and trees. The property adjoins farmland across which lovely views are enjoyed and the whole is nicely bounded by walling, fencing and hedging the foliage of which ensures maximum privacy.

For Sale £549,950

Davis & Latcham 43 Market Place, Warminster



Orchard Cottage, Upton Lovell