



HIGH STREET,  
WEST LAVINGTON

Carter Jonas

# HOME FARMHOUSE, 61 HIGH STREET, WEST LAVINGTON, DEVIZES, WILTSHIRE, SN10 4JB

## KEY FEATURES

- Four / five bedrooms
- Four bathrooms
- Impressive kitchen / dining room
- Two sitting rooms
- Study
- Pantry
- Utility room / boot room
- Walled Garden
- Driveway parking
- Double garage and workshop
- Popular village

**AN IMPRESSIVE GRADE II LISTED HOUSE LOCATED ON THE HIGH STREET IN WEST LAVINGTON, COMPREHENSIVELY REBUILT AND RENOVATED TO THE HIGHEST OF STANDARDS.**



## SITUATION

West Lavington is a popular village situated in the heart of Wiltshire on the northern side of Salisbury Plain. Devizes is just five miles away and has a variety of shops, supermarkets and restaurants to suit all tastes, as well as a sports centre, several private gyms, library and cinema (reopening 2024/25). Salisbury and Bath are both within 25 miles and the railway stations at Pewsey, Chippenham and Westbury are all within half an hour (London Paddington circa 70 minutes).

The village has a public house, a village shop and a doctor's surgery as well as an excellent primary school, with Lavington School for seniors in the adjacent village of Market Lavington. In addition, there is the well-known private school, Dauntsey's which is within walking distance. Marlborough College, Warminster School and St Margaret's and St Mary's Calne are all within a thirty-minute drive. Home Farmhouse is set in a Conservation Area in the centre of the village on the High Street within walking distance of amenities.

There is a separate drive running through the farmyard to the rear of the property with direct access to footpaths across a stunning hidden valley. The surrounding countryside offers first class opportunities for walking, riding and cycling on Salisbury Plain.

## DESCRIPTION

Home Farm is an impressive Georgian farmhouse, originally built in the 17th century and extended in the 19th century. The property has recently undergone a complete transformation from top to bottom to create a truly exceptional home.

The welcoming entrance hall sets the tone for this home and at just under 3000 square feet, there is an abundance of space and flexible accommodation throughout. The house has a great flow to it with two cosy yet spacious reception rooms flanking the entrance hall, both with their own charm and featuring wood burning stoves.

Of particular note is the stunning and expansive kitchen / dining room which runs along the rear of the house, designed around the central island with an oak frame extension and vaulted ceiling. The Shaker style kitchen features composite work surfaces and includes Travertine limestone flooring, Rangemaster 5 ring induction hob and double oven, 2 built in fridges, dishwasher and ceramic sink. The handy utility room come boot room has integrated appliances and provides access to the garden.

There is a large study accessed off the kitchen with an adjoining shower room and downstairs WC. This room offers great flexibility and could have a multitude of uses such as a hobby room, playroom or even as a fifth bedroom. At the far end of the house and completing the downstairs accommodation is large pantry / storeroom and separate home office.

Heading upstairs, the generous landing boasts fitted bookshelves as space for a reading area. The principal bedroom is at the rear of the property and enjoys a vaulted ceiling and a stylish ensuite bathroom.

The main guest room is situated at the other end of the house in what was the Granary and is bursting with character. It features an ensuite bathroom and, given it has a separate staircase, offers the potential to be used as a self-contained flat. The two remaining double bedrooms are served by the well-appointed shower room.

## OUTSIDE

A farm driveway leads to the rear of the property where there is a parking area and substantial double garage/workshop, which offers additional parking or useful storage. An EV charging point has also been installed.

To the front of the property is a small area of garden, partly laid to lawn and planted with established roses with a path leading to the front door. There is a separate pedestrian access from the High Street to the side of the garden through the adjoining former farmyard, which is also a convenient access to the external door leading to the first floor of the granary.

The rear garden enjoys great privacy and is mainly laid to lawn with a small selection of trees and shrubs. It is a good yet manageable size with side access to the double garage and rear gate leading to the parking area. There is a large, paved terrace accessed off the kitchen/dining room offering the ideal spot for outdoor entertaining.





## SERVICES & MATERIAL INFORMATION

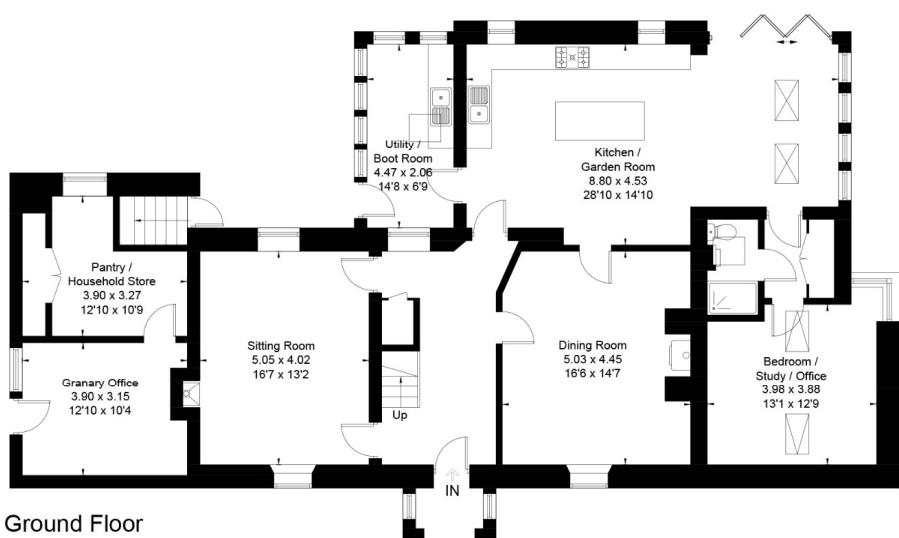
- Freehold
- Grade II Listed
- Mains electricity, water and drainage. Oil fired central heating. Heating part underfloor and part radiators.
- Council tax band: F
- Energy efficiency rating: Exempt / Listed
- Broadband and mobile coverage. Fibre connection to premises. Please refer to <https://checker.ofcom.org.uk/>

**GUIDE PRICE** £850,000 subject to contract

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



Approximate Floor Area = 278.3 sq m / 2996 sq ft  
 Garage / Shed = 55 sq m / 592 sq ft  
 Total = 333.3 sq m / 3588 sq ft



[ ] = Reduced head height below 1.5m



#### IMPORTANT INFORMATION

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