



Fore Street, Wylve
Warminster, Wiltshire, BA12



Beyond your expectations

A superb family home with beautifully presented accommodation.

Barn Conversion Design | 4 Bedrooms | Two Bedrooms with En-Suites | Open Plan Kitchen/Dining/Sitting Room | Additional Sitting Room | Utility Room | Family Bathroom | Cloakroom | Gardens | Three Bay Car Barn | Popular Village Location.

Guide Price £639,950 Freehold

Description

The Barn is a glorious and stylish detached home discreetly situated in the popular rural village of Wylke. Thought to have been constructed in 2001, the property has been immaculately maintained by its current owners and has been subject to many alterations and improvements, including the addition of a stunning oak framed extension to create the master suite. The accommodation is thoughtfully arranged and beautifully balanced with numerous light and versatile rooms that boast an array of charming character features, including exposed timbers, creating a welcoming ambience throughout.

The barn style accommodation consists of a substantial and truly stunning ‘heart of the home’ open plan kitchen/dining/sitting room with a breath-taking feature wood burning stove, vaulted ceiling with exposed beams, flag stone floors and French doors leading to the garden. The kitchen area has been retro fitted by Jones of Salisbury with the highest quality Miele appliances, bespoke granite work surfaces and ambient lighting. Located off the kitchen is the fully fitted useful utility room. In addition to this central room there is a separate formal sitting room which has an open fireplace and French doors that also open onto the garden. The master bedroom is accessed through the sitting room, and is a room of particular note, situated in the solid oak and glass extension with a beautiful vaulted ceiling and has been individually designed and fitted to an exceptional standard, including a range of quality fitted wardrobes,

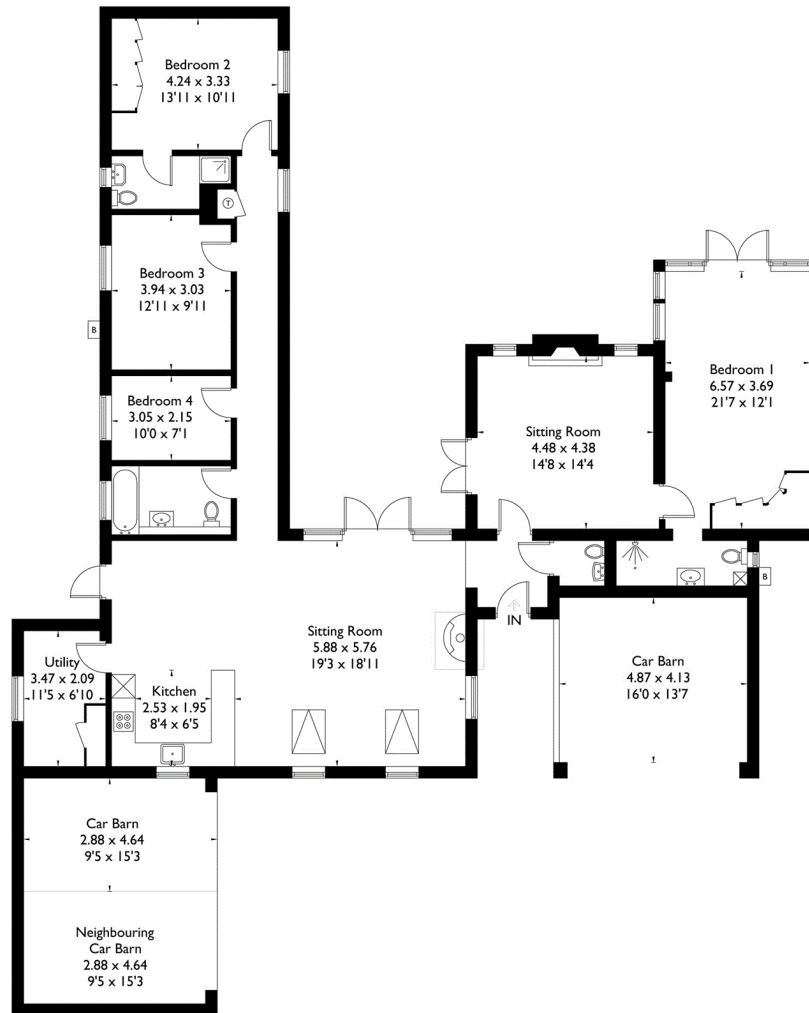
electric blinds and engineered oak floors. This wonderful room boasts an abundance of light through the numerous windows making the room feel spacious and airy and enjoying a lovely view across the private rear gardens with French doors providing access to the garden. The master bedroom is serviced by an indulgent high specification en-suite shower room. There are a further three sizable bedrooms, one with an en-suite and are located off the main living area. Making up the remainder of the accommodation is a modern cloakroom and fully fitted family bathroom.

The gardens are a lovely addition to the property and lie to the rear with wooden fencing and shrub borders providing a degree of privacy. The wonderful garden has been thoughtfully landscaped and includes an array of colourful flora, shrubs and potted plants and also plays host to a pretty water feature. There is a wonderful patioed area adjacent to the rear of the house which trails to the side and top right corner of the garden making the ideal setting for al-fresco entertaining. There is ample parking for numerous vehicles to the front of the property along with an attached three bay car barn.

This home presents a rare opportunity to purchase a unique versatile property in a much sought after location.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Fore Street, Wylde, Warminster

Approximate Gross Internal Area = 174.3 sq m / 1876 sq ft

Car Barn = 44.2 sq m / 475 sq ft

Total = 218.5 sq m / 2351 sq ft



Floorplanz © 2016
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This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

