



📍 6 Hillworth House Hillworth Road, Devizes, Wiltshire, SN10 5EX

🔗 Offers In Excess Of £325,000

An exceptionally presented, 2-bedroom Grade II Listed, characterful home in the heart of Devizes with Hillworth Park on your doorstep. Tastefully refurbished by the current owner to the unique and charming home on offer today.

- Exceptional presentation throughout
- 2-double bedrooms
- Forming part of a Grade II Listed conversion
- Allocated off-street parking
- Substantial cellar
- Private courtyard and further garden areas
- Character features blended immaculately with modern amenities
- Close to Devizes town centre
- Fantastic Hillworth Park on your doorstep

🏠 Freehold

🏠 EPC Rating



A stylishly refurbished 2-bedroom home forming part of an impressive Grade II Listed Regency building, originally constructed in circa 1832 as a substantial private residence and later thoughtfully converted into a select handful of individual homes. Situated in a highly convenient position for Devizes town centre and the popular Hillworth Park, this elegant property blends period character with tasteful modern updates.

The accommodation is arranged over two floors. On the ground floor, there's a light-filled reception/dining room with tall sash windows, a sleek and functional kitchen to the rear, and a useful study/home office space with a cloakroom/W/C.

Upstairs, there are two comfortable double bedrooms. Bedroom 1 is particularly spacious, and both bedrooms overlook the rear. A beautifully finished family bathroom completes the internal accommodation.

A standout feature is the vast vaulted cellar on the lower ground floor, with exposed stone and extending over 26 feet, making it ideal for storage, workshop or hobbies. The cellar also houses the historic ice room.

Externally, the home enjoys a charming front garden, a rear courtyard, and a slightly divorced rear garden. Two allocated parking spaces are included.

This is a rare opportunity to own a slice of Devizes history with all the benefits of contemporary comfort.

#### **Situation**

The property is set on a popular residential road within walking distance to the centre of Devizes and the wonderful Hillworth Park. The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. Private local schools in the locality include Dauntsey's School, Marlborough College and St Mary's Calne. The historic Kennet & Avon Canal runs through the town providing fishing and walking amenities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius. Junction 17 of the M4 motorway lies about 17 miles to the north with the M3 motorway via the A303 to the south. Mainline railway services to London Paddington are available in Pewsey, Chippenham and Westbury, and also from Andover to Waterloo.

#### **Property information**

We are advised all mains services are connected.

Agents note: The property is exempt from an EPC as it is Grade II Listed.

Agents note: There is a shared access between neighbours across the rear courtyard.

Tenure: Freehold

Council tax band: C



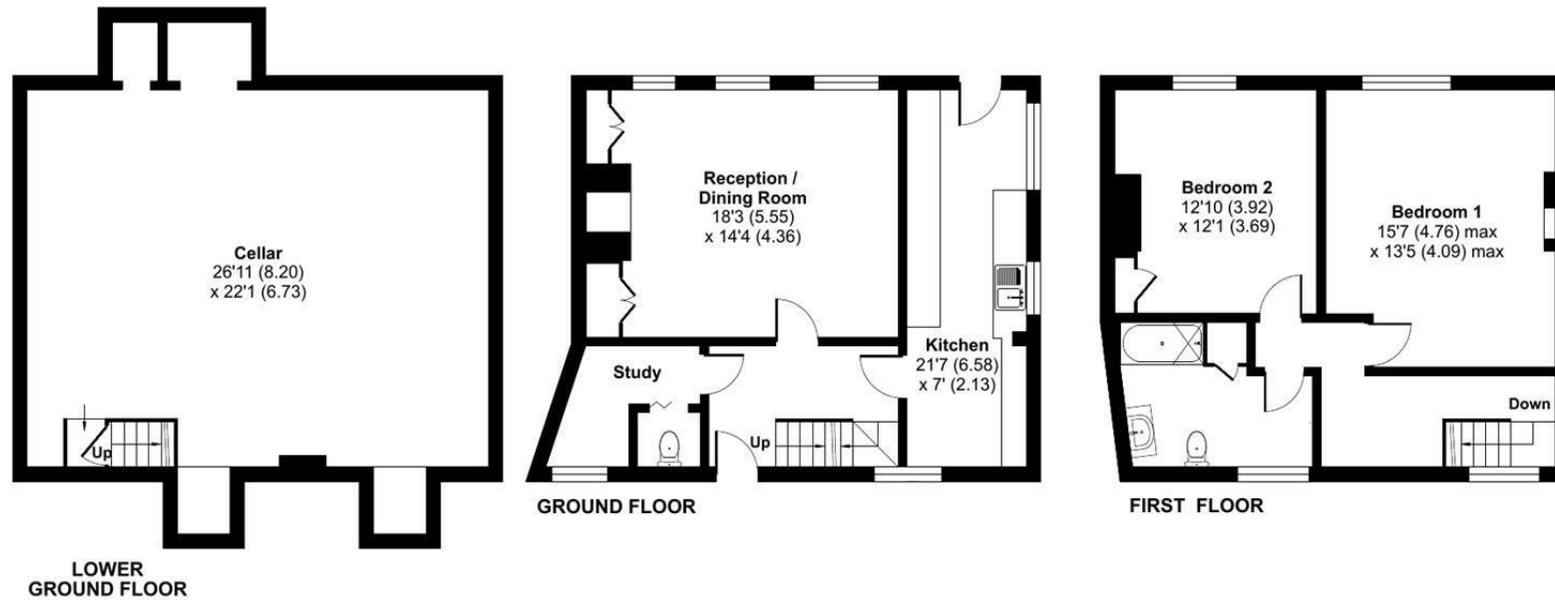
# Hillworth House, Hillworth Road, Devizes, SN10

Approximate Area = 1123 sq ft / 104.3 sq m

Cellar = 642 sq ft / 59.6 sq m

Total = 1765 sq ft / 163.9 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Strakers. REF: 1309156

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.