



📍 Mount View, 24-28 Devizes Road, Potterne, Wiltshire, SN10 5LN

🔗 Guide Price £960,000

A simply stunning Grade II Listed home set on the edge of Devizes and with wonderful countryside views, offering incredibly flexible accommodation plus annex and income opportunities.

- Substantial Grade II Listed Family Home
- 5 Bedrooms In Main House
- Charming Attached 2 Bedroom Cottage- Annexe Or B&B Usage
- Great Income Revenue Opportunity
- Ideal Set Up For Multi Generational Living
- Additional Outbuilding With Office/Gym With Shower Room
- Ample Reception Space
- Private Gardens Amounting To 0.34 Acre
- Parking For Up To 5 Cars
- Far Reaching Countryside Views

🏠 Freehold

📊 EPC Rating E



A handsome and incredibly spacious village house with an adjoining 2 bedroom cottage and a detached 2 storey studio- ideal for multi generational living, and potential home and income use. Set on the edge of Devizes, this unique Grade II Listed character home enjoys countryside views to the front, off road parking for 4-5 cars and well maintained gardens to the side and rear.

Mount View House (24-26) is a wonderful home with 5 bedrooms complemented by 4 reception rooms. Internally there is a refitted kitchen with quarry tiles, quartz worktops, and an island/breakfast bar. Set off the kitchen is an old orangery with a flourishing vine (n.b this has planning consent to rebuild this with a solid roof and oak frame), and a triple aspect family room with log burning stove. In addition there is a study, a downstairs cloakroom, a separate dual aspect dining room plus a charming sitting room with flagstone flooring and open fireplace. A good sized cellar provides useful storage and is divided into 2 rooms. On the 1st floor there 4 double bedrooms and 1 single (with rural views or views overlooking the garden), plus a stylish refitted en suite, a luxurious family bathroom and additional refitted shower room.

Mount View Cottage (28) is also a gem with 2 double bedrooms, modern bathroom and separate WC on the first floor combined with 2 reception rooms and a contemporary kitchen on the ground floor. This would be a super annex for a relative or alternatively a great Air BnB / rental opportunity. Moreover, there is also a beautifully converted 2 storey detached studio with a small kitchenette, a smart shower room and 2 reception rooms that is currently used a gym but could offer alternative uses as a home office / games room or extra rental income. The rear garden is exceptionally private, enclosed by a new wall and has lawns and a 2 tiered patio. The level side lawn has fruit trees, vegetable beds, planted borders and a summerhouse with light and power.

#### Situation

Local village amenities are easily accessible on foot which includes a popular village pub, a church, a village hall, playing fields, and a convenience shop. The nearest town is Devizes which has a comprehensive range of shopping, transport and leisure facilities; the Kennet and Avon canal runs through the town where there is a Leisure Centre with pool, schooling for all ages, a theatre, a museum and a thriving weekly market.

The major centres of Bath, Swindon and Salisbury, together with the country towns of Trowbridge, Chippenham and Marlborough are all within a 25 mile radius. Communications in the area are excellent with main line rail services to London Paddington from Chippenham, Pewsey and Westbury and to London Waterloo from Andover. The M4 to the north and the M3/A303 to the south provide fast road access to London, Bristol and the West Country along with Heathrow, Gatwick and Bristol Airports.

#### Property Information

Grade II Listed (EPC Exempt)

Council Tax Bands: 'E' for No.s 24-26 & 'C' for No. 28.

Services: No. 24-26 is oil fired heating, detached studio/gym is electric heating & No. 28 is LPG.



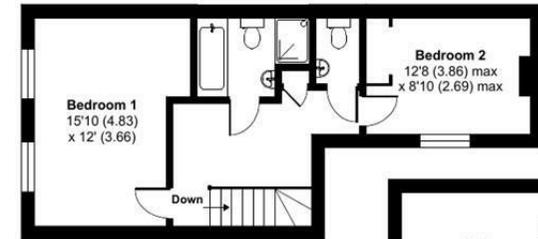
# Devizes Road, Potterne, Devizes, SN10

Approximate Area = 2624 sq ft / 243.8 sq m

Annexe(s) = 1392 sq ft / 129.3 sq m

Total = 4016 sq ft / 373.1 sq m

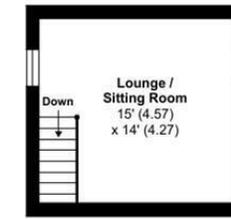
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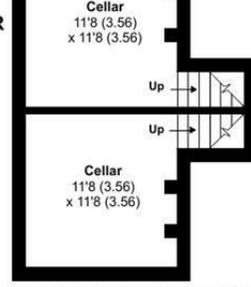
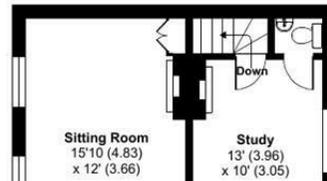
**MOUNT VIEW COTTAGE - FIRST FLOOR**



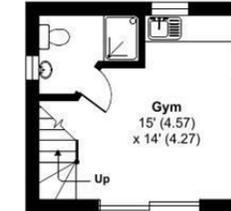
**MOUNT VIEW COTTAGE - GROUND FLOOR**



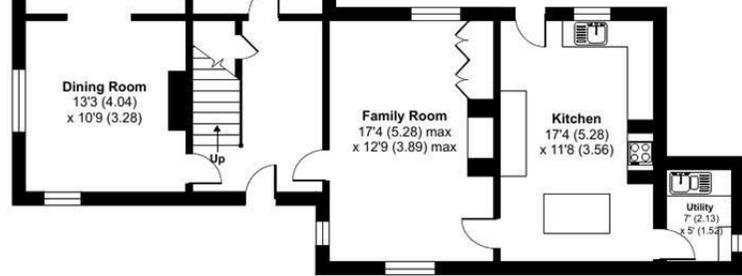
**STUDIO - FIRST FLOOR**



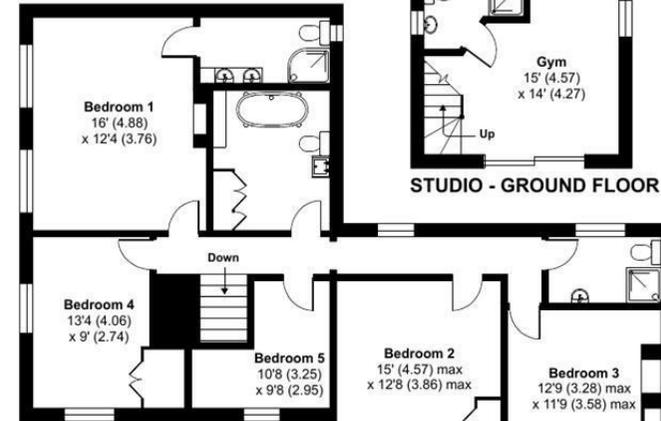
**LOWER GROUND FLOOR**



**STUDIO - GROUND FLOOR**



**MOUNT VIEW HOUSE - GROUND FLOOR**



**MOUNT VIEW HOUSE - FIRST FLOOR**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Strakers. REF: 1051740

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