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📍 The Stables Coulston, Wiltshire, BA13 4NY

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⑨ The Stables Coulston, Wiltshire, BA13 4NY

⌚ Guide Price £595,000

An utterly charming barn conversion with beautiful mature gardens and ample parking, set in an enviable location within this tranquil hamlet.

- Beautifully Presented Barn Conversion
- 4 Bedrooms
- 3 Reception Rooms
- Stunning 22ft Vaulted Refitted Kitchen/Breakfast Room
- Stylish Refitted En Suite & Family Bathroom
- Utility & Cloakroom
- Double Garage
- Parking for up to 7 Cars
- Delightful Established Gardens
- Circa 1/3 an Acre Plot

❖ Freehold

⑩ EPC Rating D



A stunning 2 storey barn conversion with over 2000sqft of accommodation. The light and airy, flexible layout boasts 4 bedrooms and 3 reception rooms, and the property is set in around 1/3 an acre. Located in the charming and tranquil hamlet of Coulston, this lovingly maintained and much improved home is on the market for the first time in over 20 years.

Internally, an entrance hall with a useful utility and modern downstairs cloakroom, opens through to a wonderful 22ft dual aspect kitchen/dining room with a vaulted ceiling, painted beams and quarry tiled flooring. The kitchen features a central island and ample cupboards with adjacent quartz worktops, there is also an AGA and 2 ring halogen hob. Also set off the hall is a delightful sitting room, also vaulted with a log burning stove with an attractive tiled hearth., this has a door into a flexible study or store room which in turn goes through to the double garage. In 2020, a bespoke garden room with stone flooring was added, and this takes in lovely views down the garden. Completing the ground floor is a good sized main bedroom with fitted wardrobes and its own stylish refitted and fully tiled en suite shower room, plus the adaptable family room/study/5th bedroom. On the first floor, there are three good bedrooms and a modern family bathroom complete with a roll top bath.

Outside, there is ample parking, enough for about 7 cars and a large front lawn. To the rear is an extended patio sun terrace that is ideal for al fresco eating and entertaining. A lawn with colourful borders has a walk through rose arch that leads into a small wooded copse and beautiful seasonal wildflower meadow.

Situation

The property is well situated in this popular village with wonderful countryside walks right on the doorstep. The adjoining villages of Erlestoke and Edington provide useful facilities including an excellent public house- the Three Daggers, a micro brewery and farm shop in Edington and a Golf Club in Erlestoke, whilst the local bus route provides access to the primary and secondary schools in Great Cheverell and Market Lavington. The renowned Dauntsey's School can be found in West Lavington, and the historic market town of Devizes is approximately 5 miles to the north providing town centre shopping, a leisure centre, cinema, museum and theatre. The centres of Chippenham, Trowbridge, Salisbury, Bath, Swindon and Marlborough are all within a 20 miles radius. There is also a mainline railway station at Westbury.

Property Information

Services: Mains water, drainage and electricity are all connected. Oil fired central heating. Electric underfloor heating to en suite. Broadband runs at 300mbps. Set within the curtilage of a listed building, although not listed itself and not in a conservation area. Council Tax: Band F



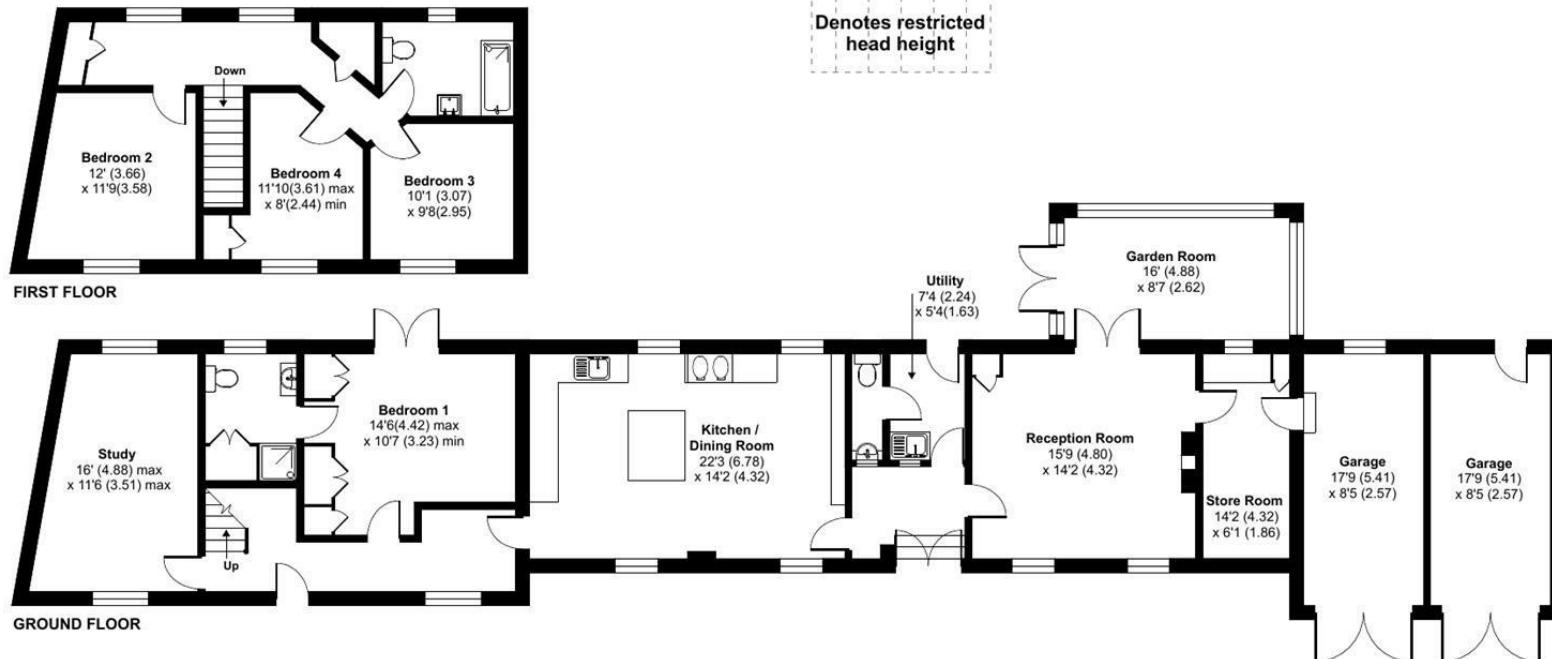
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Approximate Area = 2060 sq ft / 191.3 sq m

Garage = 312 sq ft / 28.9 sq m

Total = 2372 sq ft / 220.3 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). ©nichecom 2025. Produced for Strakers. REF: 1297001

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