



London Road,
Devizes, SN10 2DS

STRAKERS

Rosemundy Cottage London Road, Devizes, Wiltshire, SN10 2DS

A substantial 6 bedroom period home dating back in part to the 1850s, backing onto the canal with mature gardens and plenty of parking.

- Spacious Family Home
- Backing On To The Kennet & Avon Canal
- Scope For Mooring (Application Required)
- Ideal 'B & B' Opportunity
- 6 Double Bedrooms
- 6 Bathroom/Shower Rooms
- Outdoor Heated Swimming Pool
- Potential For An Annexe Arrangement
- 2 Driveways With Ample Parking
- Walking Distance Of Town & Schools

Offers In Excess Of £795,000



****FORMER 'B & B' WITH 6 DOUBLE BEDROOMS & 6 BATH/SHOWER ROOMS** BACKING ONTO THE CANAL** HEATED OUTDOOR POOL** AMPLE PARKING** CLOSE TO TOWN****

'Rosemundy Cottage' is an ideal home for anyone interested in water pursuits as the property actually backs on to the historic Kennet and Avon Canal and has scope for a 20ft+ mooring. From the seating terrace you can launch your canoes or simply sit back and enjoy watching the barges pass by! Dating back to the 1850s, it has since been extended and improved.

Internally, the spacious and flexible accommodation could be adapted to suit multi generational living with a downstairs bedroom and shower room forming one section of the home that could be split into an annexe. There are a total of 6 double bedrooms complemented by 6 bath and shower rooms, which makes it easy to see why it previously worked so effectively as a 'B & B' and could do again if anyone so wished. On the ground floor a light hallway leads through to a snug/study with a log burning stove. This in turn is open plan into a very generous dual aspect sitting room that overlooks the garden and outdoor heated swimming pool. There is a stylish kitchen/breakfast room with tiled flooring, a range of built in appliances and a larder cupboard. In addition there is a utility, a store/workshop with shower room off, the aforementioned flexible ground floor double bedroom/playroom with its own en suite bathroom. On the first floor there are five double bedrooms set off a large landing, as well as one family bathroom with multiple further bathroom and shower rooms. Externally, 2 separate gated driveways provide parking for up to 5 cars. The mature front garden is laid to lawn with a wonderful al fresco eating/entertaining area set under a gazebo with an Indian sandstone patio. There are various fruit trees (fig, apple, pear) and soft fruit bushes, a summerhouse, sheds and brick wood stores. To the rear, steps descend to a delightful seating area adjoining the canal.

Situation

This spacious home is set on the London Road backing on to the canal and conveniently only 10 minutes walk into the centre of town. Historic Devizes is bisected by the Kennet & Avon canal, part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers. Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. 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

Tenure: Freehold / Services: All mains services are connected at the house. There is additional solar panels providing an annual return of circa £750-£1,000. The solar panels can also be reinstated for the hot water.

Pool is heated by an Air Source Heat Pump / EPC Rating: TBC / Council Tax: Band G.

There is an 'End of Garden Tenancy' via the Canal and Rivers Trust (annual fee of circa £200 this applies to the back fence & steps down to the canal).

There are 'End of Garden Mooring Rights' available which would require a separate application through the new owner via the Canal and Rivers Trust.



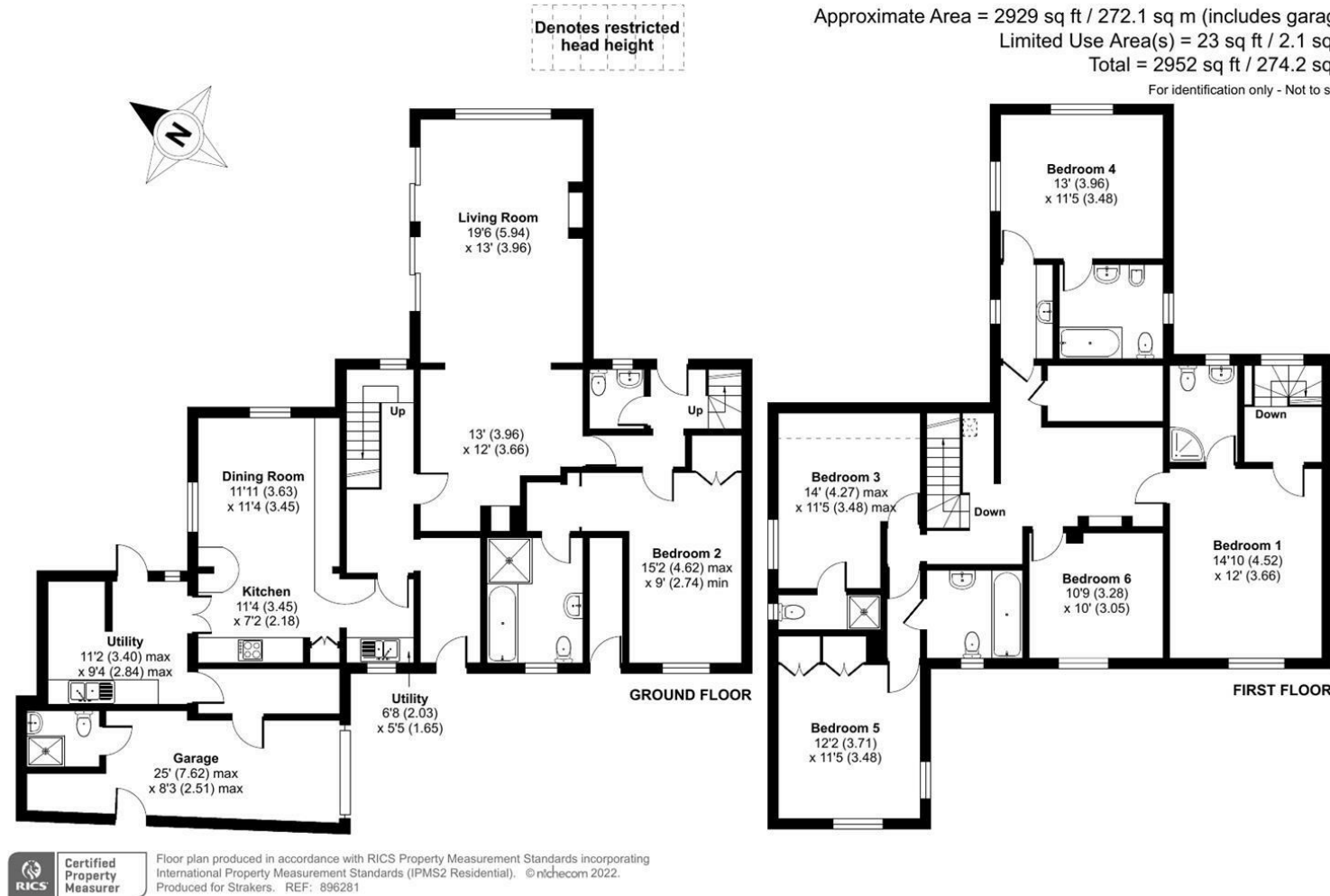
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Approximate Area = 2929 sq ft / 272.1 sq m (includes garage)

Limited Use Area(s) = 23 sq ft / 2.1 sq m

Total = 2952 sq ft / 274.2 sq m

For identification only - Not to scale



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