





📍 Old School House West End, Bishops Cannings, Wiltshire, SN10 2LL

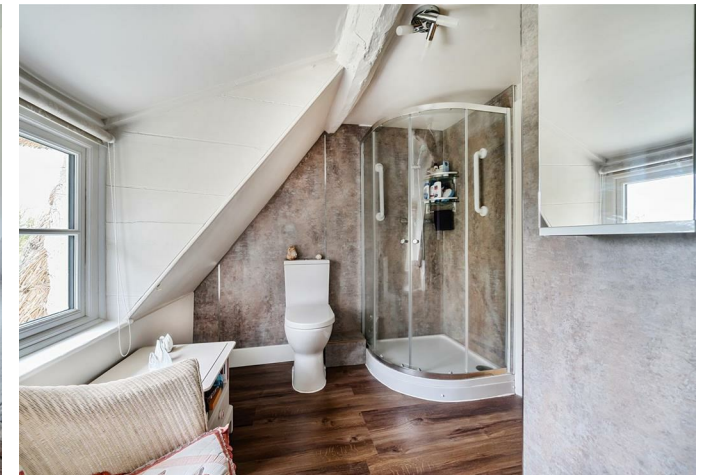
🏠 Guide Price £625,000

Full of charm and history, this former school house and village post office features a large garden, a wealth of character and scope for updating.

- Grade II Listed Characterful Cottage
- Beautiful Village Setting
- 4 Bedrooms
- 2 Reception Rooms
- Kitchen & Conservatory/Lean-To
- Modern Shower Room & Cloakroom
- Wonderful Mature Gardens
- Approaching 1/3 Acre
- Parking For A Number Of Cars
- Scope To Make It Your Own

🏡 Freehold

🏠 EPC Rating E





An utterly charming detached cottage set in the highly sought after village of Bishops Cannings near Devizes. First time on the market in nearly 50 years, this endearing Grade II Listed home was previously both the school master's house as well as the village post office, and is packed with period features. The original Tudor cottage was extended in Victorian times and was given a brick frontage. This is an ideal opportunity for someone to make their own mark on the property.

The cottage is set on a generous plot of circa 1/3 acre and the beautiful established gardens come alive through the seasons with a wild flower front garden, a meadow of snowdrops, cyclamen, peonies, and roses galore. There are also specimen trees including a ginkgo, weeping pear and fruit trees to both the front and rear gardens including apple and pear trees. A long driveway provides parking for up to 4 cars.

Internally, the layout is quite flexible with either 4/3 bedrooms complemented by 2/3 reception rooms depending on how you wish to utilise the accommodation. Set off the entrance hall is a downstairs refitted cloakroom and a door through to a breakfast room with exposed beams, tiled flooring and a leaded light bay window. There is a fitted kitchen, a lean-to conservatory overlooking the garden and a delightful sitting room with exposed wall timbering. The log burner is not currently connected so could be removed if not required by the new buyer. Set off the sitting room is a flexible fourth bedroom/study/dining room that is triple aspect and was the main part of the former post office. On the first floor, alongside a refitted shower room (2021), there are three double bedrooms all with their own characteristics and nice views. The lovely rural setting provides excellent countryside walks right on your doorstep.

#### **Situation**

This beautiful village is nestled in the Pewsey Vale (which is an AONB- an Area of Outstanding Natural Beauty) and has a thriving community and boasts an excellent primary school, a public house, a village farm shop, a church and village hall. North Wilts Golf Club is a 3 minute drive door to door. The historic market town of Devizes is located only three miles away and has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema (currently under renovation), theatre and thriving weekly market. The historic Kennet & Avon Canal runs through the town providing fishing and walking facilities. The picturesque market town of Marlborough is a mere 15 minute drive and the major centres of Bath, Salisbury, Swindon, Chippenham and are all within a 30 mile radius, and each with mail line rail links.

#### **Property Information**

Council Tax: Band F

Services: Electric boiler, mains water and electricity. Drainage is currently private but is on a 'revamp your tank' council scheme and will either be connected to the mains or have a water treatment system installed by the council (at no cost to the owner/new buyer).

New consumer unit installed in 2022.

Grade II Listed and in a Conservation Area. TPO on large beech tree in front garden.

The back thatch and the ridge was all redone in 2022, the front was recombod in 2022. Fibre optic broadband is now connected.





## West End, Bishop's Cannings, Devizes, SN10

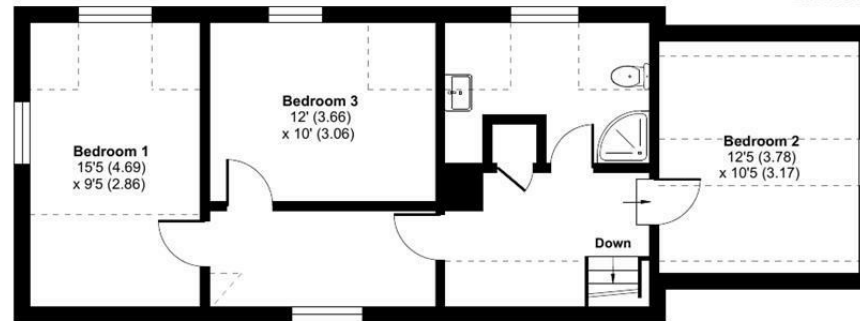
Approximate Area = 1202 sq ft / 111.6 sq m

Limited Use Area(s) = 241 sq ft / 22.3 sq m

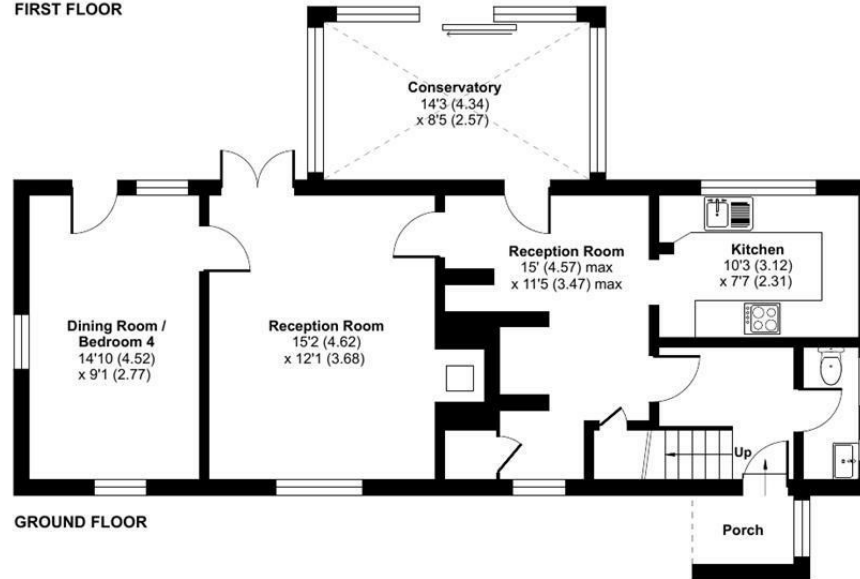
Total = 1443 sq ft / 133.9 sq m

For identification only - Not to scale

Denotes restricted  
head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1222070

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