



Goatacre, SN11 9JA

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• Two Bedroom Cottage

• Quiet No Through Road Location

• Two Reception Rooms

• Backing Onto open Farmland

• Air Source Heat Pump

• Countryside Views

• Kitchen/Diner

• Generous Rear Garden

• 19ft Workshop

• Non Allocated Road Side Parking

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# Keyberry Cottage

## Goatacre, SN11 9JA

£325,000

Keyberry Cottage is an attractive 2 bedroom semi-detached thatched cottage, pleasantly situated within the desirable village of Goatacre and enjoying open views across open countryside to the front & rear.

The property offers characterful accommodation arranged over two floors. The ground floor includes a welcoming sitting room featuring a wood/bio-ethanol burning stove, while the kitchen/dining room sits to the rear of the home with French doors opening onto the garden, allowing plenty of natural light and providing a pleasant connection to the outdoor space. In addition, there is a separate study/office which could also be utilised as an occasional third bedroom if required, together with a family bathroom.

To the first floor are two double bedrooms both enjoying the views to the front, making the home ideally suited as a two bedroom cottage with additional flexible reception space on the ground floor.

Externally, the property enjoys a generous and well-maintained rear garden which has been thoughtfully landscaped to provide a combination of lawn and patio seating areas, ideal for enjoying the peaceful surroundings. One area features a charming pizza oven, creating a lovely spot for outdoor dining and entertaining. The garden backs directly onto open agricultural land, providing far-reaching rural views and a wonderful sense of countryside living.

The property also benefits from a generous 19ft x 14ft workshop and non allocated road side parking to the front.

Further improvements include the installation of an air source heat pump and cavity wall insulation in 2024, while the cottage was newly thatched in June 2025.



### Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

### Council Tax: Wiltshire Council

Tax Band D For year 2026/27 = £2417.85 - Hilmarton Parish Council

### Tenure

Freehold

Heating - Air Source Heat Pump

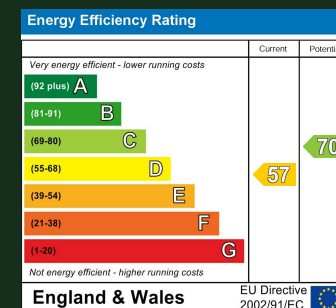
Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 900\* Mbps available download speed

### Energy Efficiency Rating (England & Wales)









**GROUND FLOOR**  
623 sq.ft. (57.9 sq.m.) approx.

**1ST FLOOR**  
234 sq.ft. (21.7 sq.m.) approx.



**TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Alan Hawkins

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