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2 Perrys Lane, Seend Cleeve, Wiltshire, SN12 6QA

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2 Perrys Lane, Seend Cleeve, Wiltshire, SN12 6QA

Guide Price £625,000

A beautiful example of a four bedroom detached Victorian house in a highly sought after village with stunning surrounding countryside

- Four Bedrooms
- Detached Family Home
- Victorian
- Former Bakery
- Garage and workshop
- Walking Distance to Canal & Pub
- Highly Sought After Village
- Beautiful Gardens
- Parking
- Characterful House

Freehold

EPC Rating F









Believed to have been built in circa 1850, this Victorian house was formerly known as Amor's bakery. Supplying the local Iron Works, this house hosts an abundance of history over the years and now represents a marvellous family home in a village much sought after in the area. Sitting abreast the top of Perrys Lane, it is a short stroll down to the village pub the Barge Inn which sits on the canal and offers stunning walks all year round.

On the ground floor the property is accessible either via the rear through the dining room or through the front door into a reception room. Through the dining room to the rear, built approximately 25 years ago, the room offers light and plenty of morning sun. There is a utility/boot room off this with window over looking the rear garden. The kitchen faces onto the dining room and is slightly elevated with views over the garden. Via the lobby, off the kitchen there is a downstairs bath and shower room. The front reception room has wooden flooring with log burner and cellar beneath, there is a further large reception room to the side of the house again with log burner. There is another snug or smaller sitting room to the other side of the house. Upstairs are three double bedrooms and a single bedroom and a family bathroom.

The front of the house faces South West and the rear North East. The roof is a pitched slate roof.
Outside is a well cared for walled garden with established borders. There is a potting shed to the rear, backing onto the garage (with electric door) which is currently used as a separate workshop with gym off of it. The house is partially double glazed, has oil central heating and there is enough room for four cars to the side of the house. The garage is accessed via a driveway to the side of the house.

Situation
Located at the top of Perrys Lane, No.2 is a stones throw from the canal and nearby Barge Inn. Seend Cleeve and the neighbouring village of Seend enjoy a thriving community and between them have a variety of village amenities including a Post office/general store, two public houses, a village hall, playing field and church. There is an excellent primary school in Seend with secondary schools in Devizes, Trowbridge and Melksham. The historic market town of Devizes has many amenities including town centre shopping, a leisure centre, schools for all ages, various supermarkets, a variety of shops, cinema, theatre and thriving weekly market. The historic Kennet & Avon Canal runs through the town providing fishing and walking facilities. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30 mile radius.

Property Information
Tenure: Freehold
Council Tax: Band F
EPC Rating:
Services: Mains water, drainage and electricity. Oil fired central heating.

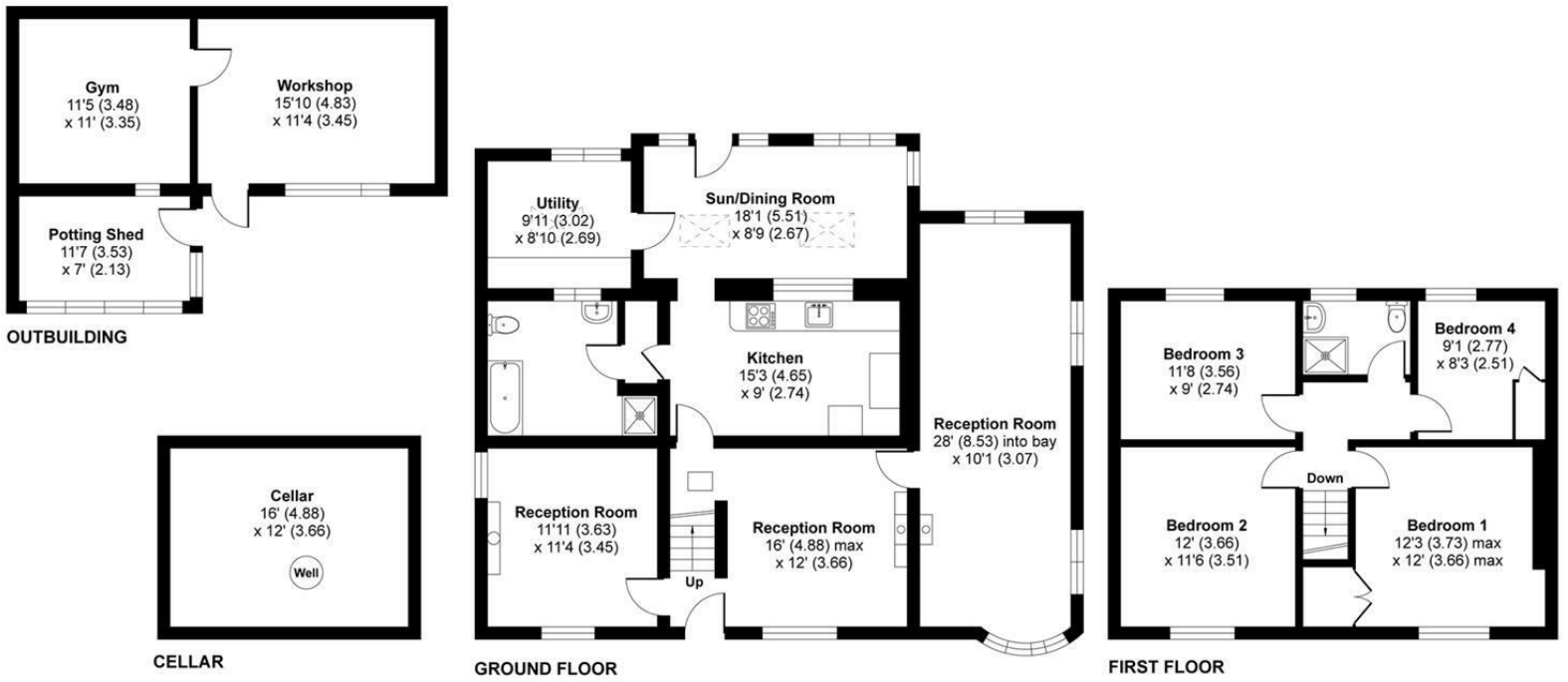






Perrys Lane, Seend Cleeve, Seend, Melksham, SN12

Approximate Area = 1994 sq ft / 185 sq m
Outbuilding = 385 sq ft / 36 sq m
Total = 2379 sq ft / 221 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Strakers. REF: 731643

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