



**Castle Street, Calne**  
**£595,000**

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- NO CHAIN
- PERIOD COACH HOUSE & STABLES
- OFFERS CONSIDERED
- MATURE GARDENS & COURTYARD
- AMPLE PARKING OPPORTUNITIES
- WALKING DISTANCE TO TOWN
- POTENTIAL TO IMPROVE
- THREE BEDROOMS & TWO BATHROOMS
- OUTBUILDINGS
- GRADE II LISTED



### The Old Coach House, 22-24, Castle Street

A rare opportunity to acquire a period former Coach House with stables, ideally located in the heart of Calne's Historic Heritage Quarter. This characterful Grade II listed property offers approximately 1,800 sq ft (174 sqm) of main accommodation, with an additional 1551 ft (144 sqm) of stables and garaging, including mezzanine levels—presenting huge potential for redevelopment, conversion, or multi-purpose use (subject to planning).

The Coach House itself features a spacious and flexible layout with high ceilings and original features throughout. The ground floor includes two generous reception rooms, a breakfast room, fitted kitchen, study, utility room, and both front and rear entrance halls. Upstairs offers three double bedrooms, a large main bathroom, a separate shower room, and the potential to reconfigure the layout to suit modern living needs. The stables are in need of refurbishment and offer oodles of opportunities and possibilities. Outside, the home is arranged around a generous shingled courtyard, enhancing the historic charm, with landscaped gardens, patios for entertaining, and ample parking. Situated moments from idyllic country walks.



## **HERITAGE QUARTER LOCATION**

A short walk takes you to the centre of the town which offers numerous facilities and the River Marden. Calne is renowned for the discovery of Oxygen and is surrounded by some of the most attractive countryside Wiltshire has to offer. From the home, you can take a short walk down Castle Walk, which leads to open countryside walks.

The Heritage Quarter of Calne has many period buildings and features: The Norman Church of St Mary's, The Houses on the Green, Historic Barns, The Bell Tower of The Town Hall & Corn Exchange. The home itself is placed close to the site thought to have had a castle in historic times.

## **ACCESS & AREAS CLOSE BY**

The A4 gives routes east to Marlborough, Cherhill White Horse, Historic Avebury and the M4 eastbound. To the north is Lyneham, Royal Wootton Bassett, Swindon, and the M4 eastbound also. To the west is Chippenham, Bath, and the M4 westbound. There is a regular bus route (approx every 20 minutes in the day) connecting Chippenham to Swindon, rail stations, and the villages in between.

## **THE COACH HOUSE**

The Coach House, built of traditional Cotswold stone, exudes charm and character, with the former stables and outbuildings arranged around a large, shingled courtyard that enhances the historic ambiance. The property is complemented by landscaped gardens, mature planting, and well-positioned patios—ideal for outside dining and entertaining. Ample parking is available, making it both practical and picturesque.

## **ENTRANCE LOBBY**

**9'6" x 3'0" (2.90 x 0.91)**

## **LIVING ROOM**

**16'10" x 16'9" (5.13 x 5.11)**

## **DINING ROOM**

**14'10" x 13'0" (4.52 x 3.96)**

## **BREAKFAST ROOM**

**12'3" x 9'0" (3.73 x 2.74)**

## **KITCHEN**

**9'0" x 7'6" (2.74 x 2.29)**

## **REAR LOBBY**

## **GUEST CLOAKROOM**

**8'0" x 7'2" (2.44 x 2.18)**

## **UTILITY ROOM**

**10'7" x 8'0" (3.23 x 2.44)**

## **STUDY**

**10'6" x 7'0" (3.20 x 2.13)**

## **FIRST FLOOR LANDING**

## **SHOWER ROOM**

**9'2" x 6'0" (2.79 x 1.83)**

## **MAIN BATHROOM**

**9'6" x 9'2" (2.90 x 2.79)**

## **BEDROOM THREE**

**11'7" x 8'6" (3.53 x 2.59)**

## **BEDROOM TWO**

**11'0" x 10'3" (3.35 x 3.12)**

## **MASTER BEDROOM**

**16'9" x 13'0" (5.11 x 3.96)**

## **THE STABLES & WORKSHOPS**

The numerous outbuildings offer excellent potential for conversion or development (subject to necessary permissions). Set around a spacious gravel courtyard with a carport and patio seating area, the central vaulted building is ideal for use as a guest annex, studio, or home office. Surrounded by mature trees and colourful planting, it offers privacy, character, and flexibility in the picturesque setting of the courtyard, gardens, and main house.

Outlined measurements as follows:

## **FRONT WORKSHOP/STORAGE**

**15'8 x 14'3 (4.78m x 4.34m)**

## **REAR VAULTED WORKSHOP/STORAGE**

**26'4 x 17'2 (8.03m x 5.23m)**

## **CENTRAL VAULTED WORKSHOP WITH MEZZANINE**

**26'4 x 14'2 (8.03m x 4.32m)**

This workshop has the feature of an inspection pit.

## **END VAULTED WORKSHOP/STORAGE WITH MEZZANINE**

**17' x 15'11 (5.18m x 4.85m)**

## **VAULTED STORAGE**

**16'10 x 9'7 (5.13m x 2.92m)**

## **CARPORT**

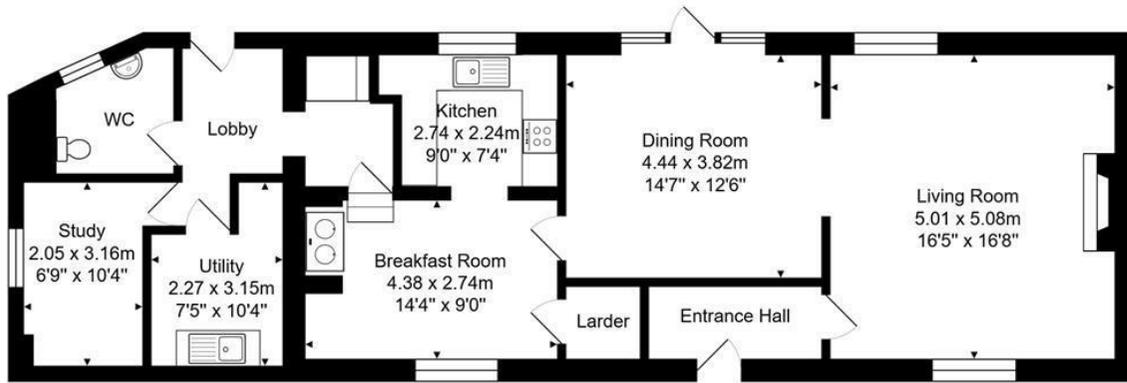
**26' x 10' approximately (7.92m x 3.05m approximately)**

## **SERVICES**

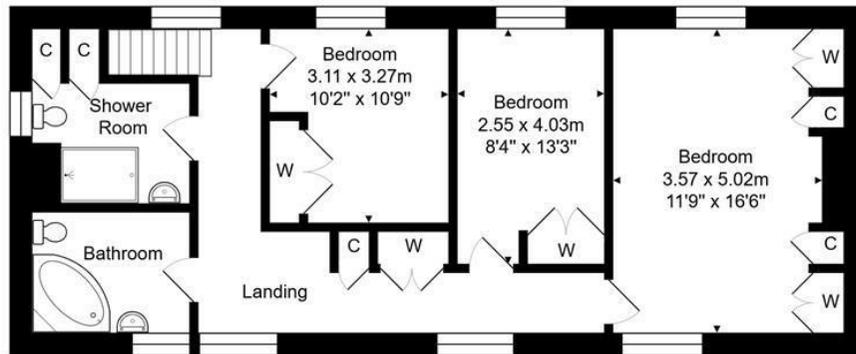
Mains: Electric, and Water.

Wiltshire Council Tax Band F

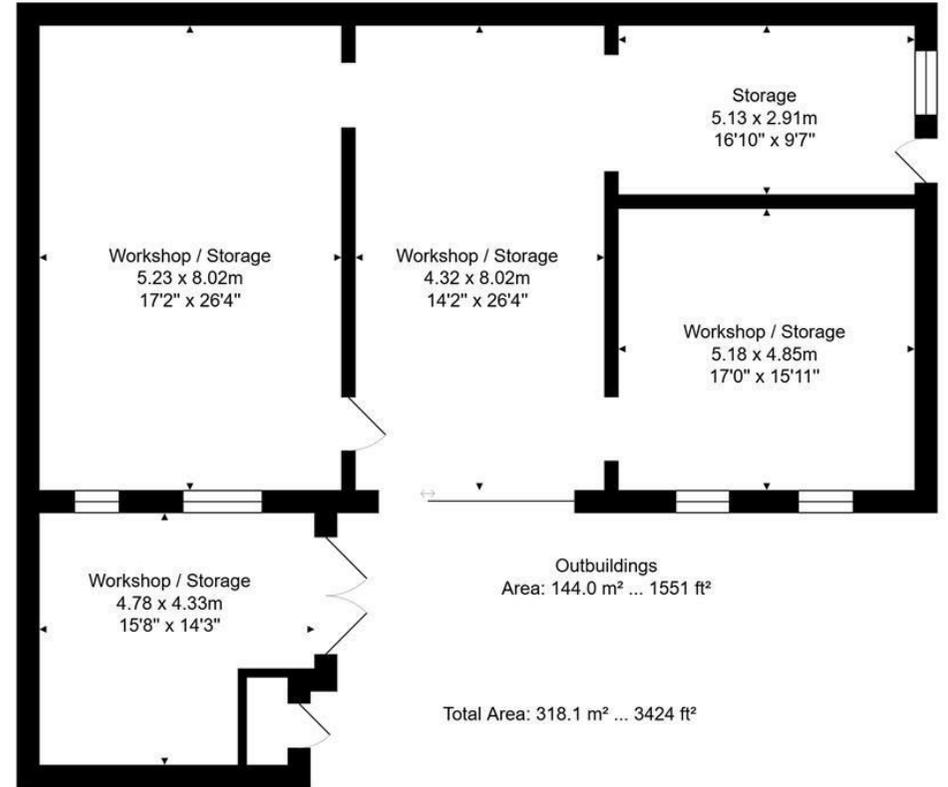




Ground Floor  
Area: 100.1 m<sup>2</sup> ... 1077 ft<sup>2</sup>



First Floor  
Area: 74.0 m<sup>2</sup> ... 796 ft<sup>2</sup>



Outbuildings  
Area: 144.0 m<sup>2</sup> ... 1551 ft<sup>2</sup>

Total Area: 318.1 m<sup>2</sup> ... 3424 ft<sup>2</sup>

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 purely for illustrative purposes only and should be used as such by any prospective purchaser.  
[www.epcasassments.co.uk](http://www.epcasassments.co.uk)

Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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