

Pastorale  
Church Street, Wyllye





## Pastorale is a wonderful detached bungalow located on a large plot over $\frac{3}{4}$ of an acre backing onto the river Wylde.

Pastorale, Church Street, Wylde  
Warminster, Wiltshire, BA12 0QZ

Guide Price:  
£525,000



- Detached & extended
- Four bedrooms
- Two bathrooms
- Detached double garage & driveway
- Workshop & storage
- Potential for an annexe
- Numerous other outbuildings
- Beautiful gardens (0.813 acres)
- River frontage & rural views
- Part pre-fabricated construction

## The Property

Entry to the property is via a tiled entrance porch. This porch is an extension of the original property and leads into a spacious L-shaped living room.

The living room enjoys a large double-glazed window overlooking the front garden, allowing for plenty of natural light. Multiple access points leading to the conservatory/sunroom, the principal bedroom, and the kitchen.

The attractive conservatory with French doors open directly onto the rear garden, providing lovely views and a seamless indoor-outdoor connection. The kitchen, which is fitted with a range of wall and floor-mounted units, complemented by roll-edge work surfaces. From the kitchen, two steps lead down into a rear extension-currently used as a study, though it could equally serve as a breakfast room.

A door from this room opens into the utility room, which is fitted with additional wall and floor units and has plumbing for various white goods. A further door provides direct access to the rear garden, making this a practical and flexible area of the home.

The kitchen also provides access to an inner hallway, from which three of the four bedrooms and the family bathroom can be reached.

Two of the bedrooms are generous double rooms, both featuring fitted wardrobes and storage. The third bedroom is a smaller single room, ideal as an office.

The family bathroom is spacious-possibly once two separate rooms-now combined to form a well-appointed suite. It includes a panelled bath with an over-bath shower, a wash hand basin with vanity storage below, and a WC.

A side extension from the original bungalow, accessed from the lounge, now forms the principal bedroom. This is a well-proportioned double room featuring fitted wardrobes and additional built-in storage cupboards.

The bedroom benefits from its own en-suite shower room, comprising a tiled shower cubicle, a wash hand basin with vanity storage below, and a WC-offering a private and convenient facility within this spacious bedroom suite.

**Services** - Oil fired central heating, mains electricity, water and drainage. Solar panels generating circa £2,500 p/a. Ofcom suggests broadband speeds of up to 1000Mbps are available and that all major mobile networks should have good coverage.

## Tenure

Freehold

## EPC Rating

D (57)

## Outgoings

Council Tax Band: E

## Size

1344 sq ft (main)





## Outside

Set within generous gardens of approximately 0.8 acres, this charming property backs onto the picturesque River Wylfe, with the boundary extending to the midpoint of the river.

To the front, a driveway offers off-road parking for three or more vehicles and leads to a double garage with a workshop, storage room and WC adjoining. A pathway from the side provides access to the front porch, while the remainder of the front garden is predominantly laid to lawn, bordered by numerous mature trees and shrubs. On the opposite side of the property, there is a second, unofficial parking area-also laid to lawn-with a gate providing access to the rear.

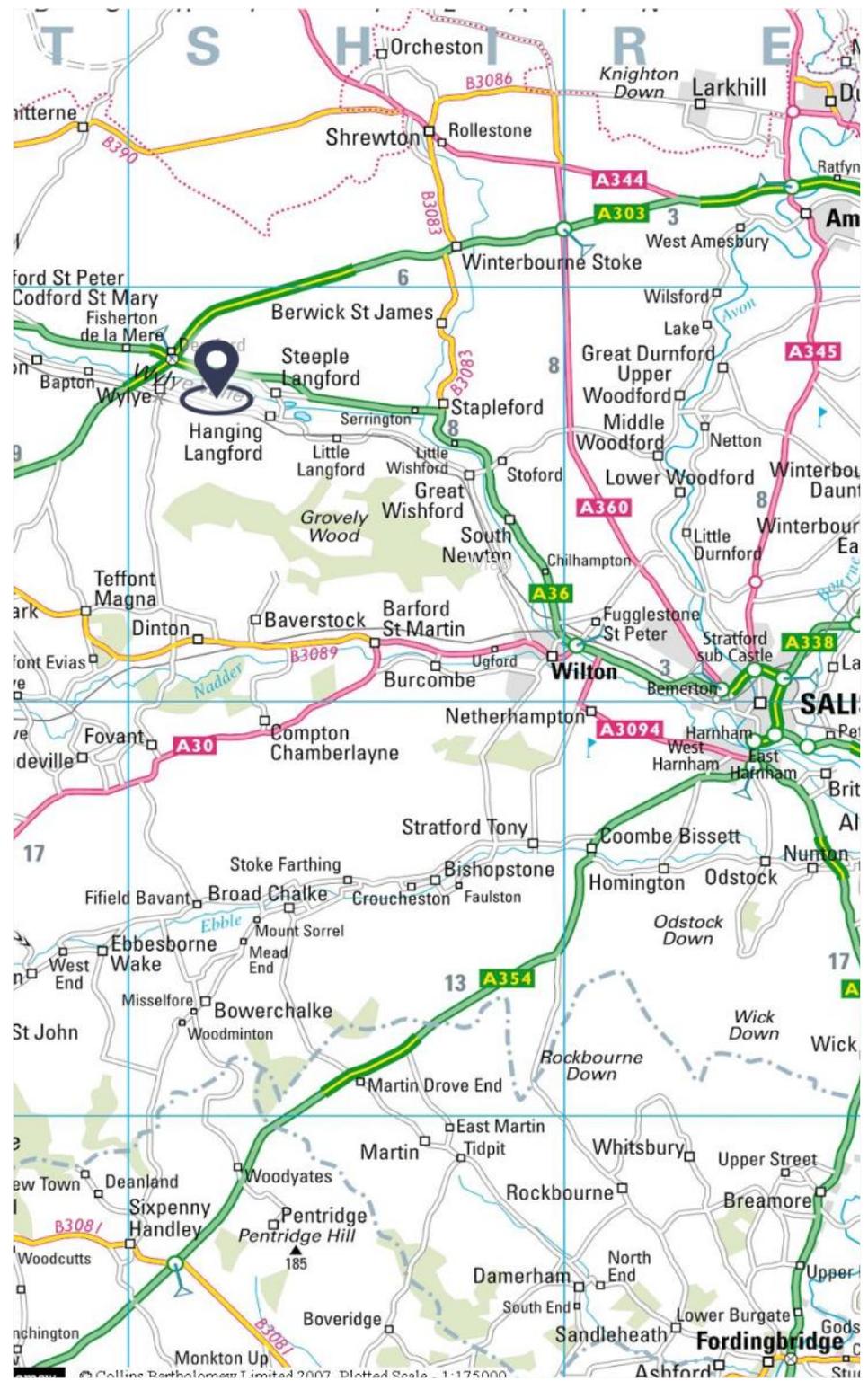
The enclosed rear garden is a standout feature. Immediately beyond the property lies the main garden area, which includes a terrace, winding pathways, a pond, and richly planted flower and shrub borders, complemented by a variety of specimen trees. As you move further down the garden, the space opens into an expansive lawn interspersed with mature trees and shrubs, ultimately leading to the River Wylfe at the far boundary. Throughout the gardens, a variety of outbuildings enhance the property's appeal. These include a summerhouse, wood store, Potting Shed, playhouse, and greenhouses-offering versatile use for hobbies, storage, or relaxation.



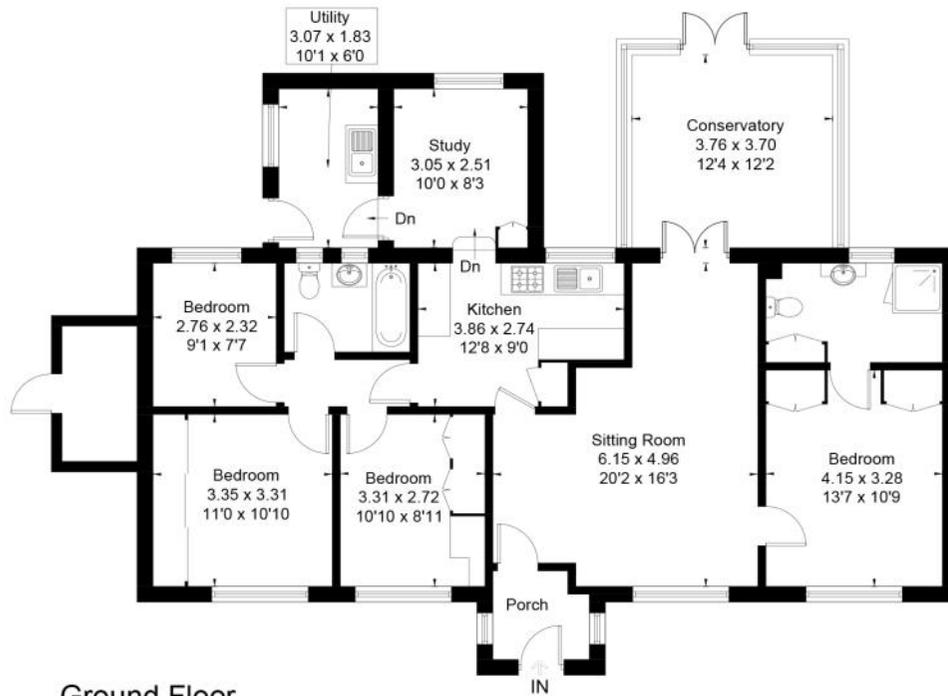
## Location

The property is situated in the heart of the pretty conservation village of Wylfe which is known for its friendly community and for being surrounded by the attractive countryside of the valley that bears the same name.

Wylfe has a church with 13th Century origins, a village hall and a highly rated pub: The Bell which also serves as the village shop whilst a supermarket, garage, primary school, doctors surgery & vets can be found at Codford less than 4 miles away. The River Wylfe is famous for its fly fishing and a young William Corbett spent a happy summer exploring the valley in the 1770's inspiring him in later life to travel back to Wiltshire and he mentions the village in his famous travelogue 'Rural Rides'.



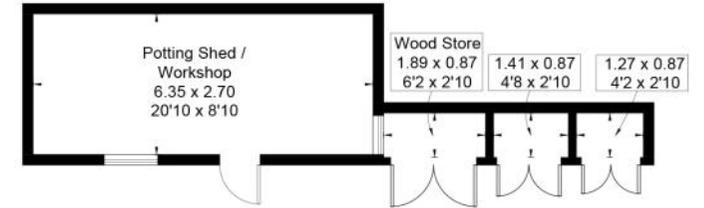
Approximate Floor Area = 124.9 sq m / 1344 sq ft  
 Outbuildings = 123.6 sq m / 1330 sq ft (Including Garage)  
 Total = 248.5 sq m / 2674 sq ft



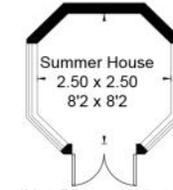
Ground Floor



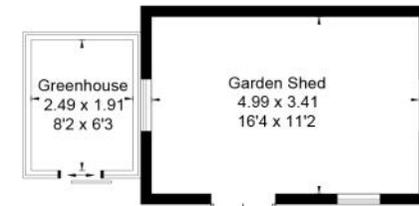
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(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #99150

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Myddelton  
& Major™

Call. 01722 337 575

Email. [residential@myddeltonmajor.co.uk](mailto:residential@myddeltonmajor.co.uk)

Click. [myddeltonmajor.co.uk](http://myddeltonmajor.co.uk)

Visit. 49 High Street, Salisbury, Wiltshire, SP1 2PD

