



2 New Cottages, West End Lane, Bishopstone, Wiltshire, SN6 8PX
Guide price £325,000



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Situated down a quiet side lane in the village of Bishopstone, this semi-detached house presents a rare opportunity to acquire a former farm workers' property, rich in character and potential. There are two receptions, three good sized bedrooms, kitchen, pantry, ground floor and first floor bathrooms.

While the house is in need of some modernisation, it provides a great opportunity for those looking to put their stamp on the property. Furthermore, there is potential for extension, subject to the necessary planning permissions.

Backing onto picturesque neighbouring paddocks and open countryside, the setting is tranquil and idyllic, perfect for those who appreciate the beauty of rural life. The local amenities are within easy reach, including a welcoming village pub, a well-stocked farm shop, a primary school, a community hall, a forest school nursery and a charming church, all contributing to the vibrant community spirit of Bishopstone.

Description

Comprising entrance porch, entrance hallway, front reception, rear reception, kitchen, pantry, rear lobby, ground floor bathroom, ground floor cloakroom, three bedrooms and first floor bathroom. The entrance porch offers a handy space for jackets and boots to dry off, leading into the entrance hallway which in turn offers more storage options. Stairs lead to the first floor along with doors to the two receptions, each with the option of a fire open or otherwise (subject to checks and inspections of the chimneys) along with views of the front and rear gardens respectively. The kitchen is located off the rear reception, with a handy pantry cupboard and a door leading to the rear lobby, which in turn has doors to a separate cloakroom, bathroom (with washing machine space) and the external side door. On the first floor there are three bedrooms, shower room and airing cupboard.

Outside there is driving parking to the front (currently accessed via a side entrance over neighbouring land and requiring amending to directly lead onto the front street), side access to the side door and rear garden. The rear garden is mainly laid to lawn, a new post and rail fence shall be erected to define the new boundary (as noted on hatched in green on the boundary image provided), a further chain link fence is between the neighbours (requiring some additions to each end in order to fully secure the garden for a dog for example), the rear has a post and rail arrangement backing on to the neighbouring paddock currently home to horses.

Services: Mains water and electric. Oil fired central heating via an external tank supply (plastic) to an external Worcester boiler. Sewage via shared septic tank (due to be upgraded to a modern compliant unit, still shared with no.1 New Cottages next door).

Status of Seller:

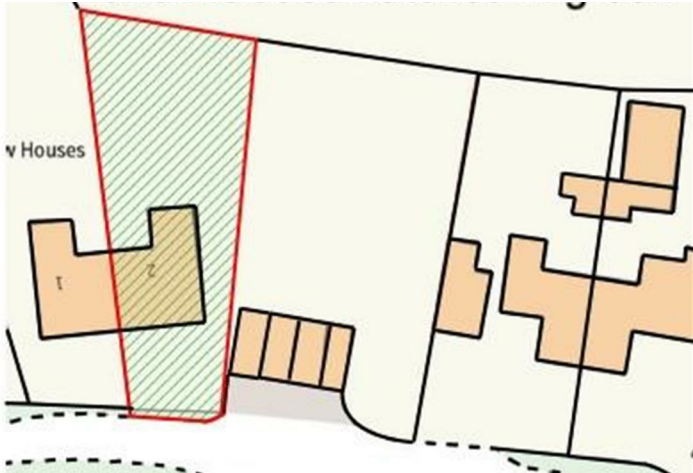
The Church Commissioners is a registered charity (ch no 1140097), subject to charity law and regulated by the Charity Commission.

As a charity, we are bound to comply with the law and our governance arrangements when dealing with our land.

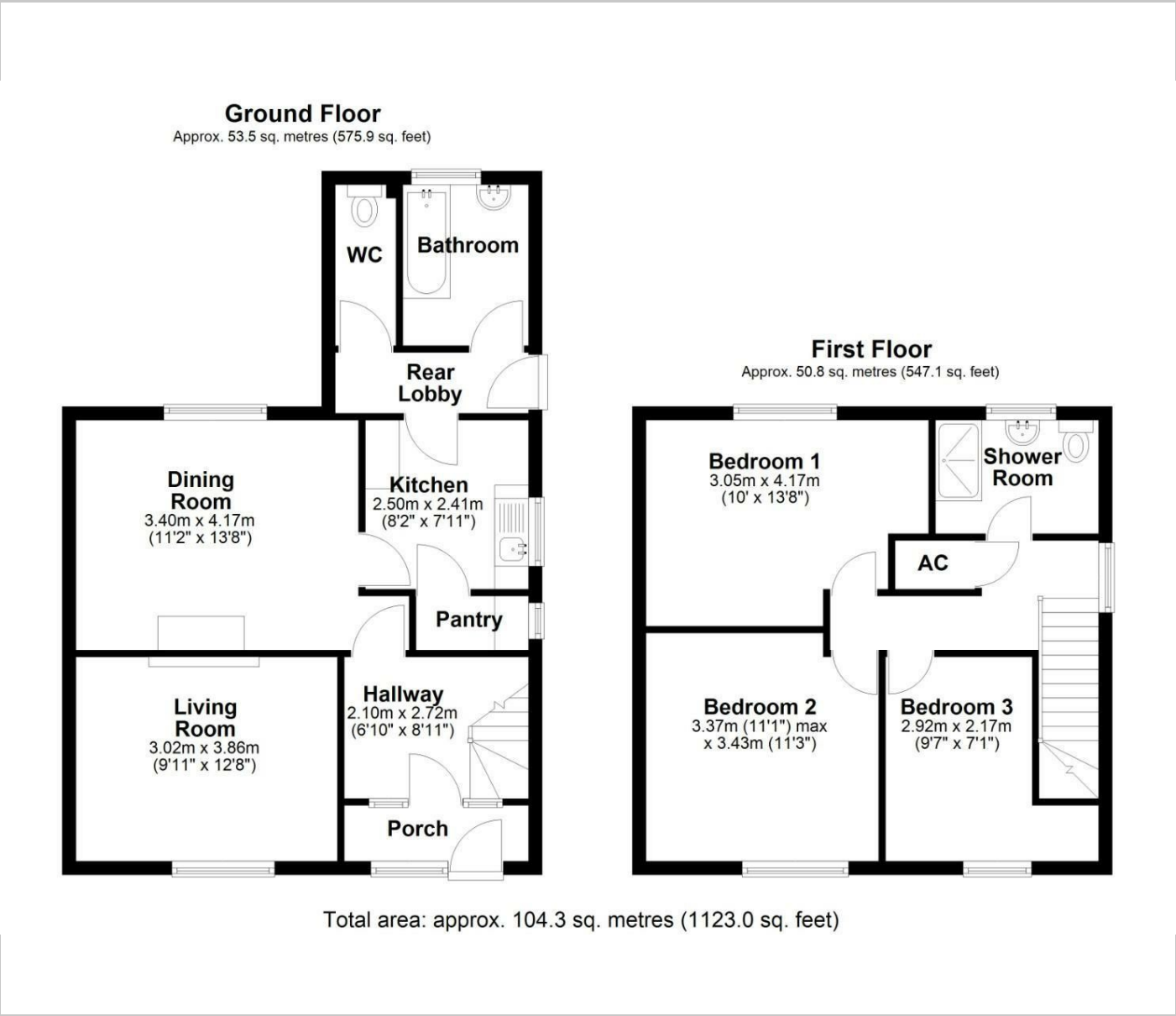
This means that we owe a legal duty to secure the best terms that can be reasonably obtained on disposal. During the sale process, we therefore reserve our right to continue to consider all offers received, in our discretion, up until contracts are legally exchanged.

Situation

Bishopstone sits in the foothills of the famous Ridgeway area of outstanding natural beauty, along with its many public open spaces and fields around, it is ideal for outdoor pursuits. Helen Browning's farm and public house is located in the village, a local Brewery Arkells pub serving food as well as local ales. In addition the pub has opened a convenience store, ideal for all your locally sourced produce along with lunch baps and treats. The village benefits from its own primary school and nursery, with buses running to nearby Wroughton for Ridgeway secondary school. The area has great transport links, the M4 motorway access 3 miles from the property, the A419 links to the M5 Motorway. Swindon Station is approximately 5 miles away and trains to central London, Bath and Bristol and the West Country run on a regular timetable.



Floor Plans



Area Map



Energy Performance Graph

