



FREEHOLD GUIDE PRICE

£425,000

1 High Street

Market Lavington, SN10 4AF





**A large period four bedroom Grade II listed village house with garden and parking, offering extensive accommodation over three floors with much inherent character and great flexibility together with further potential to create more living accommodation.**

- Large village house with character features
- Part of the ground floor space currently used as a post office
- Extensive flexible accommodation over three floors
- Private rear garden
- Large old workshop and double car port
- Sitting room with wood-burning stove
- Three generous bedrooms plus attic bedroom



## SUMMARY

The nicely appointed accommodation offers a large sitting room with wood burning stove complemented by oil central heating to radiators. The bedrooms are of a generous size and outside is a large old workshop in addition to a double car port and private garden.

Market Lavington is a well-served village with doctors surgery, pharmacy, co-op and schooling for all ages with abundant country walks close-by, making this property a great proposition for a wonderful village home.

## AGENTS NOTE

Part of the space within the building has been used for many years under use class A1 retail and the owners would be happy to transfer the existing business to a new owner if they wish to continue (with stock being sold at cost), alternatively the space could be used as further living accommodation but this should be subject to a planning application for change of use to residential.

## GROUND FLOOR

Retail area approx 40 sq m. Study. Sitting room with wood burning stove and stairs to cellar. Hallway. Cloakroom with W.C. and basin. Kitchen nicely appointed with floor and wall units, sink unit, space and plumbing for appliances. Utility room with fitted cupboards, sink unit, space and plumbing for appliances.







## FIRST FLOOR

Bathroom with bath, basin, W.C. and separate shower, access to attic storage. Three bedrooms.

## SECOND FLOOR

Landing. Attic bedroom with storage and access to loft space.

## OUTSIDE

The garden is to the rear of the property and comprises an extensive parking and turning area behind double gates with a double carport and large old workshop/garage. There are flower borders, shrubs plants and trees with steps rising to a private terrace ideal for alfresco dining.

EPC Exempt.





Total area: approx. 247.9 sq. metres (2668.1 sq. feet)



## DIRECTIONS

In the centre of the village, 1 High Street can be found on the corner of Parsonage Lane and the High Street.



**jones robinson**

3 Wine Street  
Devizes  
SN10 1AP

01380 730200  
enquiries@mwwilts.co.uk  
www.jonesrobinson.co.uk

If there are any queries in relation to these property particulars, please contact this office to check the information. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. The Jones Robinson Group and the vendors of this property give notice that:

1) The sales particulars are intended to provide accurate and reliable information regarding the property for the guidance of intending purchasers. Whilst all descriptions, reference to condition, dimensions, areas, and measurements are believed to be accurate any intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection as to their correctness. 2) The particulars do not constitute part of an offer or contract with prospective purchasers. 3) All curtains, carpets, blinds equipment, light fittings and fixtures are deemed to be removable by the Vendor unless specifically negotiated with the sale of the property. 4) No person in the employment of the Jones Robinson Group has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of the Jones Robinson Group, nor enter into any contract on behalf of the vendor. 5) We offer a wide range of services through third party providers including solicitors, mortgage providers, EPC suppliers and other contractors. You are under no obligation to use these services and it is Your discretion whether You choose to deal with these providers or use Your own preferred supplier. Our mortgage provider pays us a referral fee, the amount of which varies depending on the individual mortgage, however, the average fee received by us is £405 per referral based on total referrals across all offices in 2019. For referrals to our recommended conveyancing firm, the average referral fee across all offices is £335 per referral and our contractors (including EPC providers) pay us an average fee of £13 per referral (based on total Jones Robinson Group referrals in 2018). Full details of our referral fees are listed on our website.

