



The Old Smithy, The Street
Cherhill, SN11 8XP



The Old Smithy The Street, Cherhill, Wiltshire, SN11 8XP

An endearing 2 bedroom detached former smithy with a wonderful vaulted sitting room. Offered with no onward chain it notably enjoys a good sized garden to the rear that descends to a small brook.

- 2 Double Bedrooms
- 17ft Vaulted Sitting Room
- Feature Fireplace With Log Burner
- Triple Aspect Kitchen/Diner
- Garage & Parking
- Generous Rear Garden
- Brook At Bottom Of The Garden
- No Onward Chain
- Ideal Holiday Rental Opportunity
- Sought After Village

Offers In Excess Of £335,000



****DETACHED FORMER SMITHY** 2 DOUBLE BEDROOMS**
VAULTED SITTING ROOM** GOOD SIZED GARDEN RUNNING
DOWN TO A BROOK** NO CHAIN**

A charming single storey detached village home in a lovely setting with gardens running down to the river's brook. With elevations of brick and natural stone, this individual home once formed part of the estate of the adjacent Hunts Farm. Converted in the early 1990s this surprisingly spacious character property has a 17ft vaulted sitting room with an impressive exposed brick fireplace with a 'Jotul' log burning stove, original exposed beams and a hand made oak ladder, balcony and railings up to a gallery landing and a beautifully converted loft room/possible study area. There are two double bedrooms complemented by a bathroom with a bath and separate shower. The 13'10 kitchen/dining room has a handmade kitchen made by a local carpenter with maple doors, an electric cooker, 4 ring electric hob and a door out to the garden. Prior to the conversion the kitchen area was previously a small smithy filled with horse shoes and blacksmithing tools

Outside there is a garage with parking to the front, a log store and oil tank to the side, whilst to the rear is a patio sun terrace with a flourishing vine and a timber shed. The garden runs down hill to the brook and in winter offers views of the lake opposite and a winterbourne spring that runs down the bank of the opposite property into the stream. Herons are regularly seen on the lake opposite.

Situation

'The Old Smithy' is situated in the heart of the village of Cherhill. The village is nestled on the edge of the Cherhill & Calstone Downs, a 128 hectare biological site of special scientific interest. The historic downs include an iron age fort, Victorian folly chalk white horse and a monument. Cherhill is a highly popular village offering a school, a public house and a church. The village has a thriving community with a number of local clubs and groups. The Calstone Downs offer excellent walking and riding. It is close to a number of historic sites including Avebury and Silbury Hill. A more comprehensive range of amenities can be found in the towns of Marlborough (c. 10 miles), Devizes (c 6 miles) and Calne (c. 3 miles). Also within easy reach is the market town of Chippenham which has a mainline railway station (London Paddington) and excellent access to the motorway at Junction 17 and 14.

Property Information

Tenure: Freehold

Council Tax: Band C

EPC Rating: D

Services: Mains water, drainage and electricity are all connected. Oil fired central heating.

In a Conservation Area.

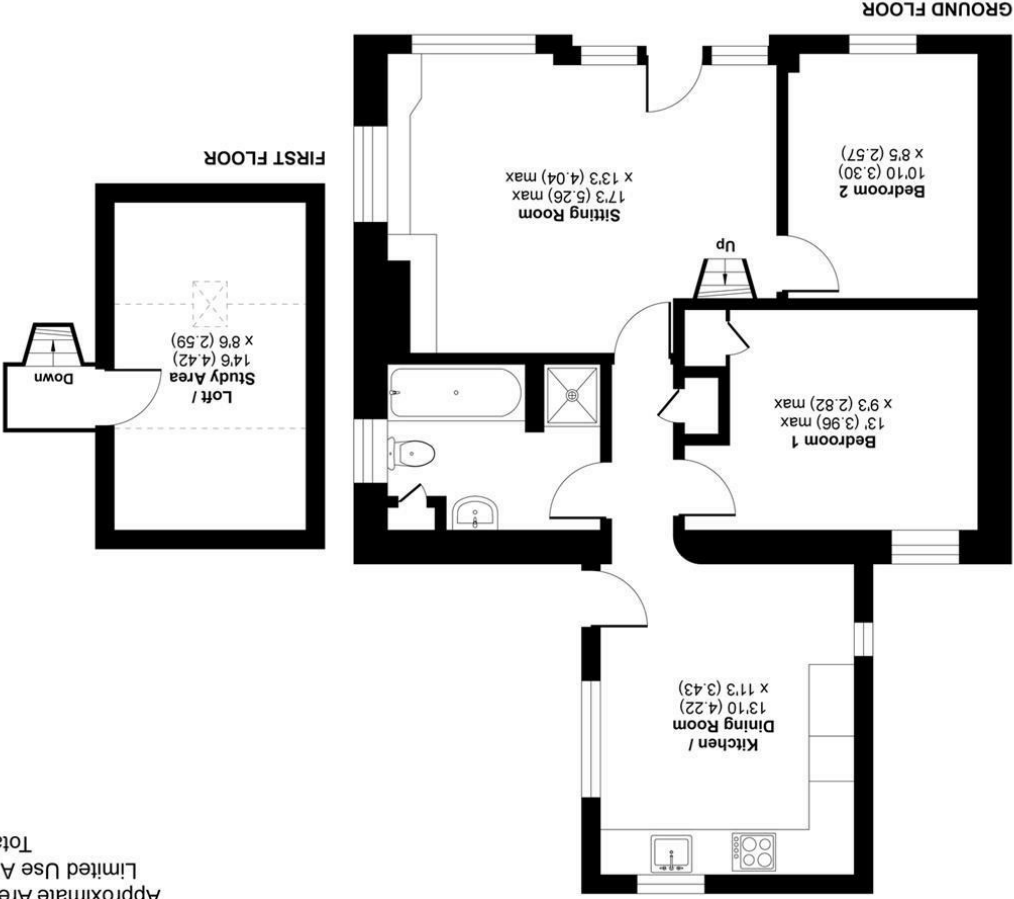


Cherhill, Calne, SN11

Approximate Area = 765 sq ft / 71.1 sq m
Limited Use Area(s) = 76 sq ft / 7 sq m
Total = 841 sq ft / 78.1 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Strakers. REF: 700577

The Old Smithy The Street, Cherhill, Wiltshire, SN11 8XP
Tel: 01249 652717
Email: chippenham@strakers.co.uk
www.strakers.co.uk

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