



# A fine Grade II listed period family home

Westbury, Wiltshire

Freehold





**A fine, Grade II listed family home with additional coach house accommodation, enclosed private gardens and a double garage.**

#### **Ground Floor**

- Entrance hall
- Drawing room
- Family room
- Study
- Kitchen/Breakfast Room
- Study/occasional Bedroom
- Shower room

#### **First Floor**

- Principal bedroom with dressing/sitting room and en suite bathroom
- Three further bedrooms
- Family bathroom

#### **Second Floor**

- Two bedrooms
- Store room

#### **Coach House**

- Living/dining room
- Kitchen
- Shower room
- Bedroom with balcony

#### **Outside**

- Double garage with studio/bedroom and shower room over.
- Enclosed lawned gardens
- Large flagstone terrace
- Gravel driveway and parking area.

#### **Description**

Ivy House is a fine Grade II listed period townhouse situated in the quiet back water of Church Street, within a level walk of the town

centre. The property is situated in a Conservation Area and is set behind tall walls with wonderful established gardens and ample parking.

Built in the 17th century with significant alterations in the 18th century, and more recently to the coach house, this impressive home offers in excess of 4,740 sq ft of accommodation arranged over three floors. The property offers many fine period features including fireplaces, exposed beams, flagstone flooring, exposed wooden floorboards and wooden panelled doors.

The main house is arranged over three floors and is entered into via a reception hall with stone floor and 17th century oak staircase. From here, there is access to the three impressive reception rooms: the drawing room, family room and a room currently used as a study.

Beyond the family room is a large kitchen/breakfast room with flagstone floor, beamed ceiling and direct access to the gardens. A further door leads to a shower room and a study/occasional bedroom, and additionally there is a









The first floor offers a large principal bedroom suite with sitting/dressing room, en suite bathroom and a mezzanine above, which is accessed via a spiral staircase. Also at this level are three further bedrooms and a family bathroom, which features a beautiful large stained glass window.

To the second floor are two further excellent size bedrooms and a useful storage room.

### **The Coach House**

The Coach House is attached to the main home and provides an excellent extension to the accommodation of the main house, but also offers the potential to be used independently, which could be an ideal space for a dependent relative.

The main feature is the living/dining room with its part-glass ceiling; this room conveniently links up with the main house via a connecting door to the drawing room, and offers access to the gardens via French doors.

There is also a quality kitchen, smart shower room and a bedroom with vaulted ceiling and access to a first floor balcony.

### **Outside**

The property enjoys an established enclosed garden with a level lawn and well-stocked flower beds.

There is a large flagstone terrace leading off the house, and intersecting pathways which lead to secret pockets of the garden.

Double gates set in a high wall open into the grounds with a gravel drive leading to a large parking area.

There is an oak-framed double garage with twin doors, and wooden steps which lead up to a studio/bedroom with its own shower room, making this space an ideal home office or guest accommodation suite.









**Situation**

Situated within the Conservation Area, Ivy House borders the 19th century heritage swimming pool and is within close proximity to the mediaeval All Saints Church.

Westbury is a small market town situated at the western edge of Wiltshire beside the chalk downlands that form Salisbury Plain, well known for its White Horse and its Iron Age hill fort.

Comprehensive cultural, leisure and sporting facilities are available in the city of Bath which lies some 17 miles to the north. Bath is a World Heritage City and is internationally acclaimed for its architecture.

The beautiful cathedral city of Salisbury lies some 23 miles to the south east and the regional centre of Bristol lies approximately 25 miles to the north west.

Communications are good with the A303 lying 18 miles to the south which provides a link to the south west of England and to London via the M3. There is a mainline rail link from Westbury Station which provides regular services to Bath (from 24 mins) and Salisbury (from 27 mins), and a direct service to London Paddington (from 71 mins).

**Directions**

On entering Westbury, follow the signs towards Bratton. Turn left into Edward Street and then first right into Church Street. The property will be found on the left hand side and the driveway is identifiable by a pair of tall wooden gates.

**General Remarks and Stipulations****Tenure**

Freehold

**Services**

All mains services connected.

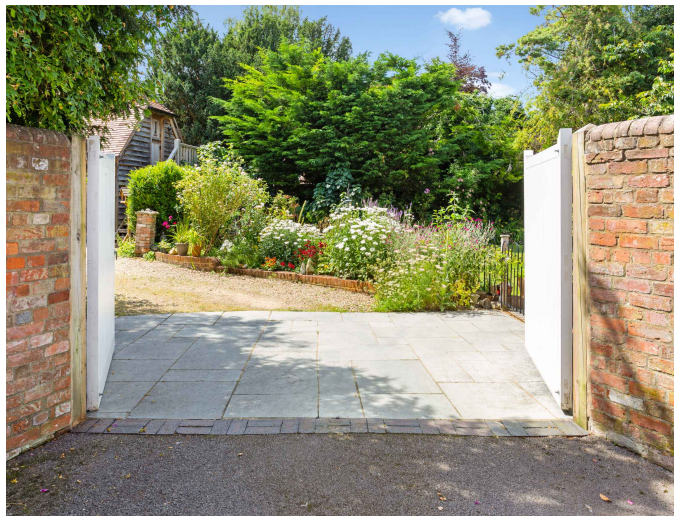
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**Local Authority**

Wiltshire Council Tel: 01225 713 000 or [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

**Viewings**

Strictly by appointment with Savills.









Approximate Area = 440.7 sq m / 4744 sq ft (Excluding Void / Including Mezzanine)  
Garage = 63.0 sq m / 678 sq ft  
Total = 503.7 sq m / 5422 sq ft  
Including Limited Use Area (29 sq m / 312 sq ft)  
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