



Beautifully restored/extended former school house

Upton Scudamore, Wiltshire

Freehold

savills



Entrance hall • cloak/utility room • sitting room • snug/ playroom • study • kitchen/breakfast room • 4 bedrooms • 3 bath/shower rooms • garden room • quadruple garage • store rooms • outside boot room.

Description

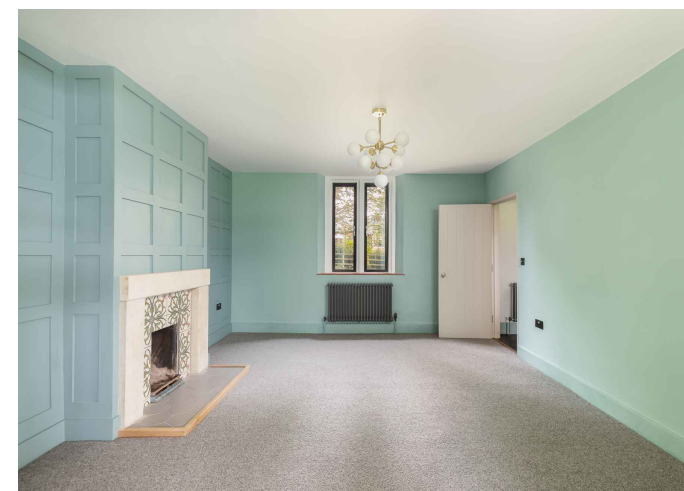
Follibank is a beautifully modernised and extended former school house, (dating from 1839) now offering in excess of 2,400sq ft of stylishly appointed accommodation arranged over two floors with ample storage options and useful outbuildings. The property benefits from that new-home feel having been tastefully renovated and restored, and is ready to move into with no onward chain.

Inside there is a welcoming entrance hall with numerous useful storage cupboards and a practical cloaks/utility room leading off. There is a spacious sitting room with feature fireplace and painted wooden panelling, a well-placed study looking out to the front and a versatile second reception room that links between the hallway and kitchen/ breakfast room and would make a perfect snug/tv room or dining room.

The new kitchen/breakfast room extension is the real heart of the home. It beautifully integrates the external wall of the original school building and is fitted

with blue and grey painted wooden cabinetry, complemented by Carrara stone work-surfaces and pale oak herringbone flooring. All appliances (Bosch and Zanussi) are new and fully integrated. Huge glass sliding doors overlook the garden and lead onto a timber balcony with steps down to a large black limestone terrace perfect for evening entertaining or summer breakfasts. Additionally to the ground floor is an en suite bedroom ideal for family or guests who may find stairs an issue.

To the first floor is a spacious landing area with storage options. The main bedroom offers a beautiful sense of space, exposed beams, wooden panelling and a free-standing roll-top bath, along with a wash basin and enclosed W.C. From two large windows there are stunning far-reaching views across to the Salisbury Plains. Also on the first floor are two further bedrooms and a stylishly-appointed family bathroom with bath and separate shower., all with wonderful views of the garden.



Outside

The property offers spacious, south-facing private gardens with views over the neighbouring fields and farmland towards the famous Iron Age hill fort, Cley Hill. Approached by a pathway to the front or via steps leading off the integral garages to the side, the gardens are well thought out and offer level lawns, a small wooded area, fire pit terrace and entertaining area as well as a spacious garden room with stunning views which would make an ideal home office. From the garden there is access to the two large garden stores which sit underneath part of the house. There is also a practical garden WC and boiler room. A significant feature, which is subterranean (built into the slope of the garden) is the garage block. Accessed directly by car off the lane to the side of the house via twin electric doors, this versatile space offers huge potential and is ideal for a special car collection and workroom or to sub-divide into further living accommodation (subject to permissions).

Situation

Upton Scudamore is a pretty village approx. 7 miles to the east of Frome, with a charming 12th Century village church (St Mary the Virgin) a popular public house and Italian restaurant. Warminster is approximately 2.5 miles away and offers a mainline train station (to Waterloo),

a large Waitrose and a number of interesting independent shops for all day to day needs. The Georgian city of Bath (approx. 16 miles north) and the cathedral city of Salisbury (approx. 25 miles south-east) provide high quality cultural and shopping facilities. Mainline rail services to London Paddington are also easily accessed from Westbury. The A303 (M3) provides good road access to London and the wider motorway network. Bristol International Airport is approx. 40 miles to the west.

Tenure Freehold

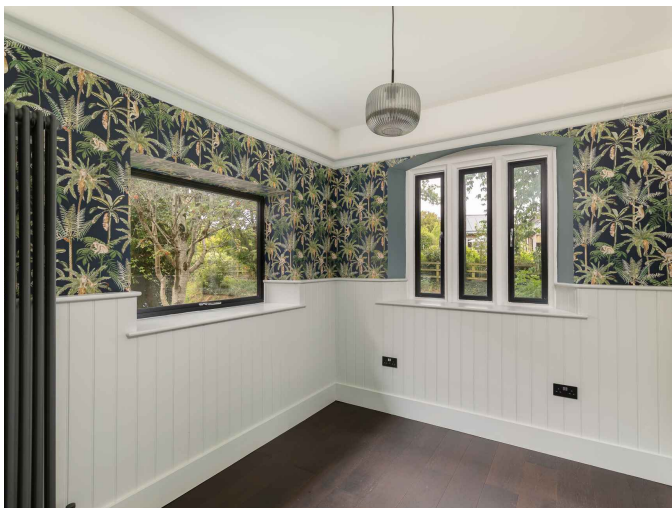
Energy Performance A copy of the full EPC is available upon request.

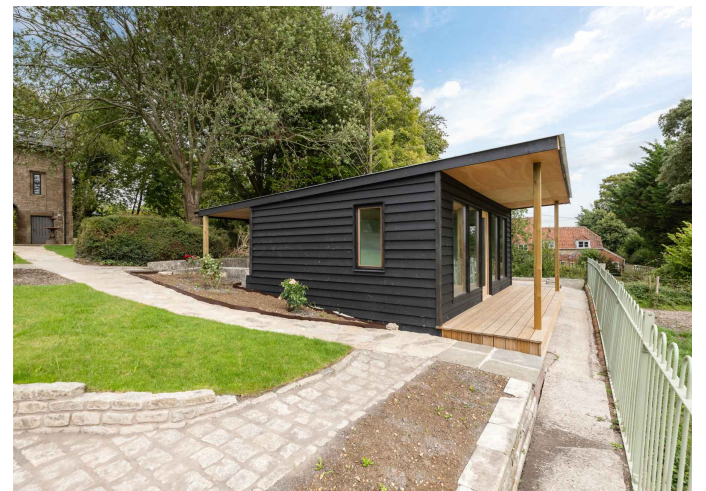
Viewing Strictly by appointment with Savills.

Services Mains water, electricity and drainage. Oil-fired heating.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Local Authority
Wiltshire Council

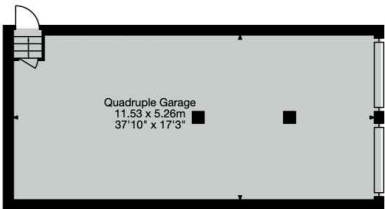




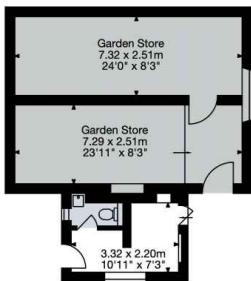
Follibank, Upton Scudamore, Warminster BA12 0AH
Gross Internal Area (Approx)
Main House 229 sq m/2,470 sq ft
Garage 60 sq m/652 sq ft
Office 25 sq m/266 sq ft
Total Area 314 sq m/3,388 sq ft



Office



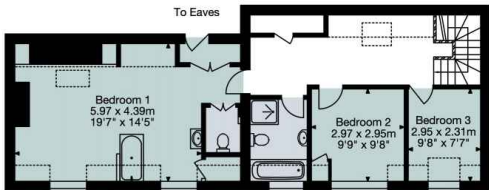
Garage



Lower Ground Floor



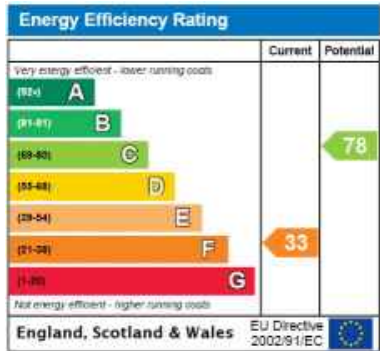
Ground Floor



First Floor

Savills Bath
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