



RV RURAL VIEW

Well House
Crockerton, Warminster - Wiltshire

Well House
Potters Hill
Crockerton
Warminster BA12 8AD

A beautifully presented rural village home with extensive & versatile family accommodation situated in an elevated setting with South facing views towards woodland

- Wylve Valley Location
- Sitting Room, Dining Room & Family Room
- Light & Airy Kitchen/Breakfast Room
- Office/Potential Guest Annexe
- Five Bedrooms & Three Bathrooms
- Four Halls, Utility Room & Cloakroom
- Attractive Gardens, Garage & Parking

Viewing strictly by appointment via
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Situation This super home is situated in an elevated South facing setting on Potters Hill in the rural village of Crockerton at the Western end of the Wylve Valley, part of the Cranborne Chase National Landscape. The village has a well performing Church of England primary school, a country pub; the Bath Arms and a garden centre with a café, post office (Monday & Fridays) and gym. There is a petrol station/shop and dining pub in the neighbouring village of Longbridge Deverill whilst the centre of the market town of Warminster is just two miles away. Warminster has a choice of supermarkets, shops, health and leisure facilities and a railway station with services to London, Bristol and Southampton.

Crockerton is served by the A350 and with both the A36 and A303 nearby, the other towns in the region including Bath, Bruton, Frome, Shaftesbury, Salisbury, Gillingham and Westbury are easily accessible as is the motorway network, London and South Coast. Gillingham and Westbury also have mainline stations with direct rail services to London and the West Country. The area is well known for having a number of highly regarded schools in both the state and private sectors including Port Regis, Bryanston, Bruton, Dauntseys, Downside, Sherborne and Warminster.

Surrounded by the lovely undulating countryside of the West Wiltshire Downs, this is an ideal setting for a variety of rural pursuits such as walking, riding, cycling and field sports with trout fishing on the River Wylve. On the outskirts of the village is Shearwater Lake, a local beauty spot with a popular tearoom, woodland walks and a sailing club. Crockerton borders the Longleat Estate, famous for its safari park, Elizabethan stately home and holiday centre. The magnificent National Trust owned gardens at Stourhead are close by and racing is at Bath, Salisbury and Wincanton.



Property According to Longleat Estate records, Well House was built sometime prior to 1743 and was originally a potter's cottage, pottery being Crockerton's main trade at the time. Sold by the Estate in 1920, over the years the property has been extended at various times with care taken to match the style of the original stone and brick external elevations. The house has been refurbished, updated and further extended by the present owners with care taken to enhance the period charm in the older parts. This has led to the creation of a beautifully presented home with extensive accommodation that offers versatility as to how it can be enjoyed.

On the ground floor are entrance, reception, inner and upper halls, all giving access to the principal living areas. These include a spacious sitting room with an open fireplace and a wide bay window overlooking the garden with woodland views beyond, a cosy dining room with an inglenook fireplace and woodburner and a family room/snug beyond which is a utility room and cloakroom.

The attractively fitted L-shaped kitchen/breakfast room is light and airy whilst on a raised level and approached from a hall with a door to the front is a generously-sized room currently used as an office/hobbies room with walk-in storage and which could be adapted for other uses such as an additional bedroom or guest annexe. Upstairs are five bedrooms, two of which have en-suite bathrooms, and a family bathroom.



Outside Situated off Broadmead Lane is a tarmac drive with parking for three cars and a large detached brick-built garage with ample storage. A gate leads to the front garden which is mainly laid to lawn with flower & shrub borders, apple & mulberry trees, a paved patio area and access to the South facing lawned rear garden with herbaceous borders, mature hedging, a summer house and potting shed. There is a further area of garden to the side with a garden shed.





Directions From Tisbury proceed North up the High Street to Hindon. At the crossroads turn left by the Grosvenor Arms and continue to the junction with the A350, turn right at the traffic lights towards Warminster. Proceed through Longbridge Deverill to Crockerton and take the turning on the left signed to Maiden Bradley and Shearwater. Pass the Bath Arms and take the next turn on the right into Broadmead lane, continue down and up the dip, the property will be on the right.

SatNav: BA12 8AD What3Words: insolvent.ashes.rolled

Services Mains electricity & water, private drainage, oil fired heating

Broadband Standard: 22 Mbps, Ultrafast 1,800 Mbps (Ofcom)

Local Authority Wiltshire Council 0300 456 0109 - Council Tax Band F

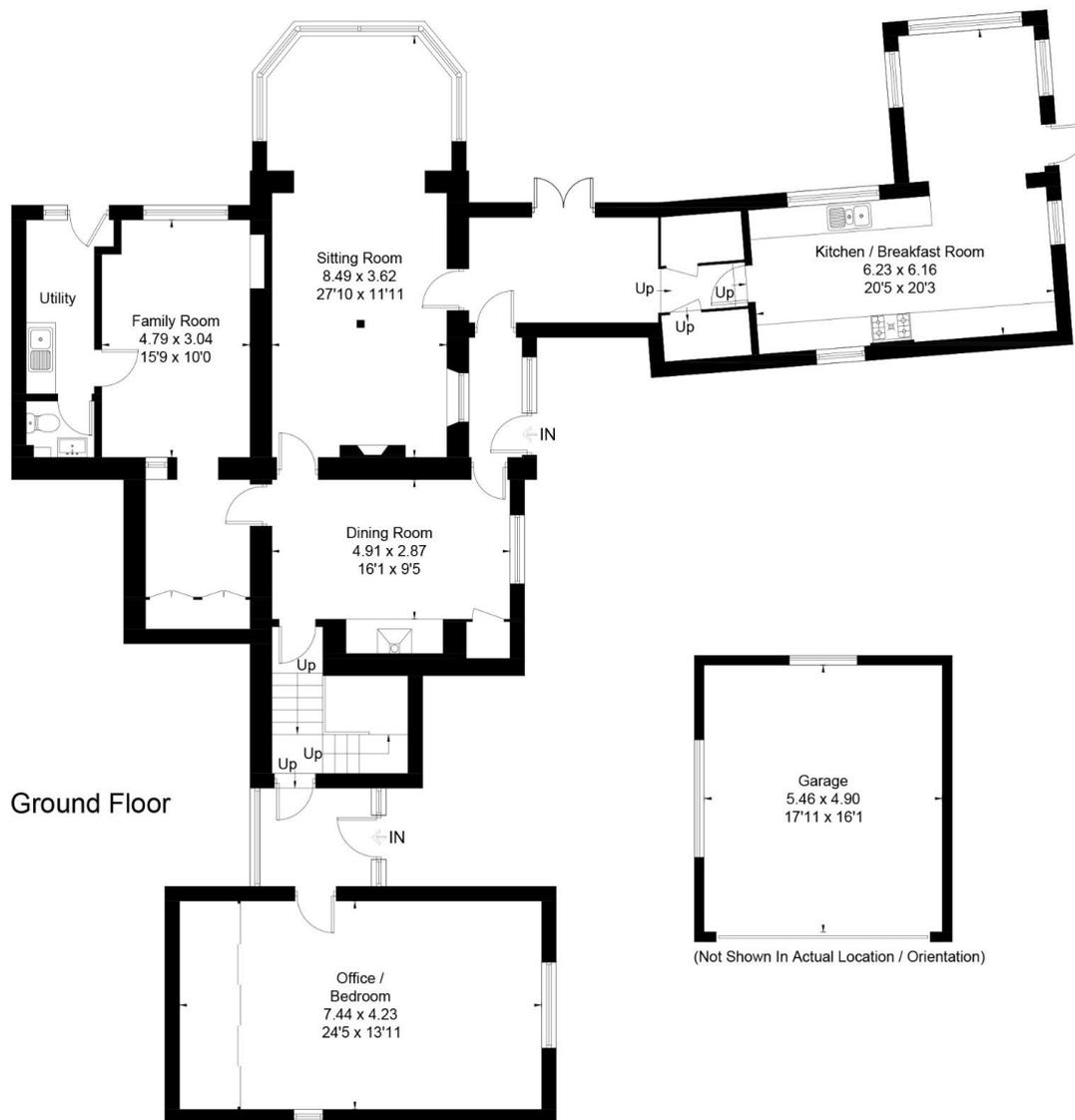
EPC Energy Efficiency Rating Current: 54 (E) - Please refer to the agents for the complete EPC

Tenure Freehold



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Approximate Floor Area = 291.0 sq m / 3132 sq ft
 Garage = 26.7 sq m / 287 sq ft
 Total = 317.7 sq m / 3419 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96863



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