



Old Forge Cottage, Milton Lilbourne

Pewsey, Wiltshire SN9 5LQ

birkmyre
property consultants

AN ATTRACTIVE DETACHED PERIOD VILLAGE COTTAGE SET IN POPULAR PEWSEY VALE VILLAGE

LOCATION

Milton Lilbourne lies about 1.5 miles east of Pewsey and is an extremely pretty village characterised by large country house-style properties, set on a no-through road in an Area of Outstanding Natural Beauty. There is a church and a lively village hall with various activities including Zumba, painting classes and occasional pub nights. Pewsey, a substantial and lively village, provides a comprehensive range of shops and amenities in addition to a sports centre with swimming pool, a tennis and bowls club and various pubs and cafés. The historic market town of Marlborough is about 7 miles to the north and Swindon, Salisbury, Oxford and Bath are all easily accessible.

Stations at Pewsey and Hungerford provide a fast service to London, Paddington with a journey time of 1 hour 10 minutes whilst the M4 at junction 14 lies about 16 miles away.

Schools in the area include St Francis Preparatory, St John's Marlborough, Marlborough College, Dauntsey's (a school bus regularly stops at the top of the village) and St Margarets and St Mary's Calne.

Old Forge Cottage lies at the northern end of the main village street, a no through lane leading up to the Downs.

DESCRIPTION

Old Forge Cottage is a delightful period detached cottage of painted brick elevations under a part thatched and part pitched slate roof. The roof was re-thatched in 2017. The accommodation is well proportioned and flexible, with views and access to the garden and terrace.

The front door leads to the **Entrance Hall** with slate floor and adjoining **Cloakroom** with wc. The triple aspect **Drawing Room** is carpeted with a gas fire and beamed ceiling and leads onto to an open plan **Sitting Room** overlooking the garden and to the **Dining Room**, carpeted with beamed ceiling and open fireplace. The **Kitchen** has a slate floor, a two oven AGA and a range of wall and floor units

incorporating a Belfast sink set in timber work surfaces. There is a stable door to the terrace and an alcove with plumbing for a dishwasher and shelving. The sizeable **Study/Family Room** continues the ground floor and leads onto the **Utility Room** with the oil fired boiler and plumbing and space for a washing machine, drier and large freezer.

Stairs from the drawing room lead to the first floor landing and the dual aspect **Master Bedroom**, which is carpeted with a high ceiling. There is another **Bedroom** with an **ensuite Shower Room**, a **Family Bathroom** with a bath, hand basin and wc and a further **Double Bedroom** with a **Dressing Area** attached, with built in wardrobes.





OUTSIDE

The house has a private drive leading to parking for several cars to the rear of the house and leading on to the rear of the garden where there is further graveled parking and a picturesque timber barn/garage ideal for storage. A terrace runs off the rear of the house with the garden bordered by high hedging, giving a private feel. The garden is laid to lawn with well stocked borders.

SERVICES

Mains water, drainage and electricity. Oil fired heating

EPC

E:44.

LOCAL AUTHORITY

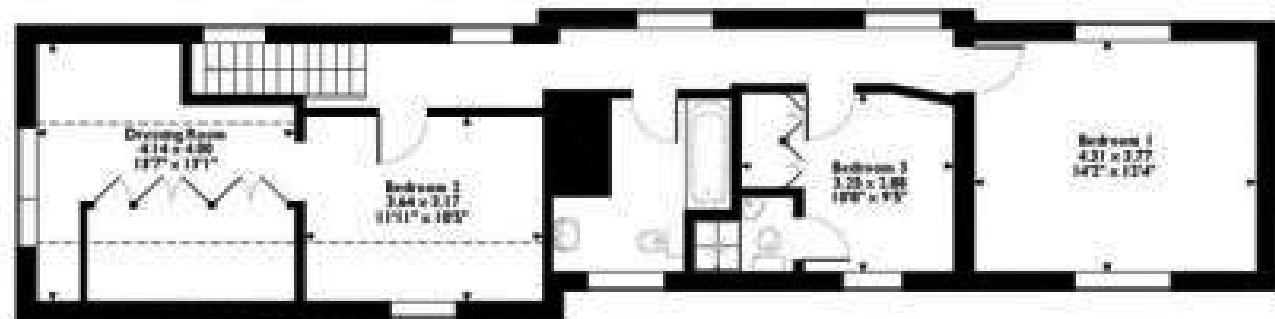
Wiltshire Council Tel: 0300 4560100

DIRECTIONS

From Marlborough take the A346 and head south signposted Salisbury. After 6 miles turn right at the roundabout at Burbage and pass through Easton Royal. On entering Milton Lilbourne turn left into the village street and Old Forge Cottage will be found shortly on the right-hand side.



Old Forge Cottage Milton Lilbourne, Pewsey



First Floor



Outbuilding

Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Important Notice

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Birkmyre Property Consultants nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.



www.birkmyrepc.co.uk
01672 516619

birkmyre
property consultants