



THE CHAPEL, TEAPOT STREET, WARMINSTER, WILTSHIRE, BA12
£750,000 FREEHOLD

Winkworth



THE CHAPEL, TEAPOT STREET, WYLYE BA12 OQT

A SYMPATHETICALLY CONVERTED CHAPEL NOW PROVIDING SPACIOUS
AND FLEXIBLE FAMILY ACCOMMODATION WITH FOUR BEDROOMS, THREE
RECEPTION ROOMS, THREE BATHROOMS,
OFF STREET PARKING AND GARDEN.

AT A GLANCE

Ground Floor: Kitchen/Dining Room, Sitting Room, Study/Cloak Room,
Studio/Gym,
Utility Room, Bathroom

First Floor: Four Double Bedrooms, Two Bathrooms

Outside: Off street parking for two cars with electric car charging point
Courtyard garden, Storage shed



SERVICES:

Mains water, electricity and drainage

Oil fired central heating

EPC Band D

Council Tax Band E

Standard and Superfast Broadband available (up to 80Mbps) source
Ofcom.org.

Mobile Signal Limited indoors and outdoors (Ofcom.org)

DESCRIPTION:

Seize the chance to own a lovely conversion of a former nineteenth century (est.1880) place of worship, previously owned by the Pembroke Estate. The property has charm and character with plenty of original features such as bespoke double glazed tall stained glass windows, solid timber doors and exposed painted timbers. The property is within easy reach of local amenities.

The accommodation offers significant flexibility for living and entertaining and was sympathetically converted during the early 2000's. There are high ceilings and crafted double glazed leaded light mullion windows, the sitting room is a grand space opening into the dining and kitchen area with a large centre island. A useful studio / sun room with bi-fold doors opens on to the garden.

Outside is a double drive providing off street parking with an electric car charging point and a storage shed. A gated path leads to the front entrance and a private courtyard garden at the side of the property providing outside entertaining and seating space.

LOCATION:

Wyle is a popular village on the River Wylde, a favourite with anglers. The village has a strong sense of community, facilities include a church, a post office and stores, as well as a village hall. The house sits next to the shop.

The village is some twelve miles northwest of Salisbury and a similar distance southeast of Warminster, both of which have a Waitrose and a train station (Salisbury-Waterloo 1hr 27mins).

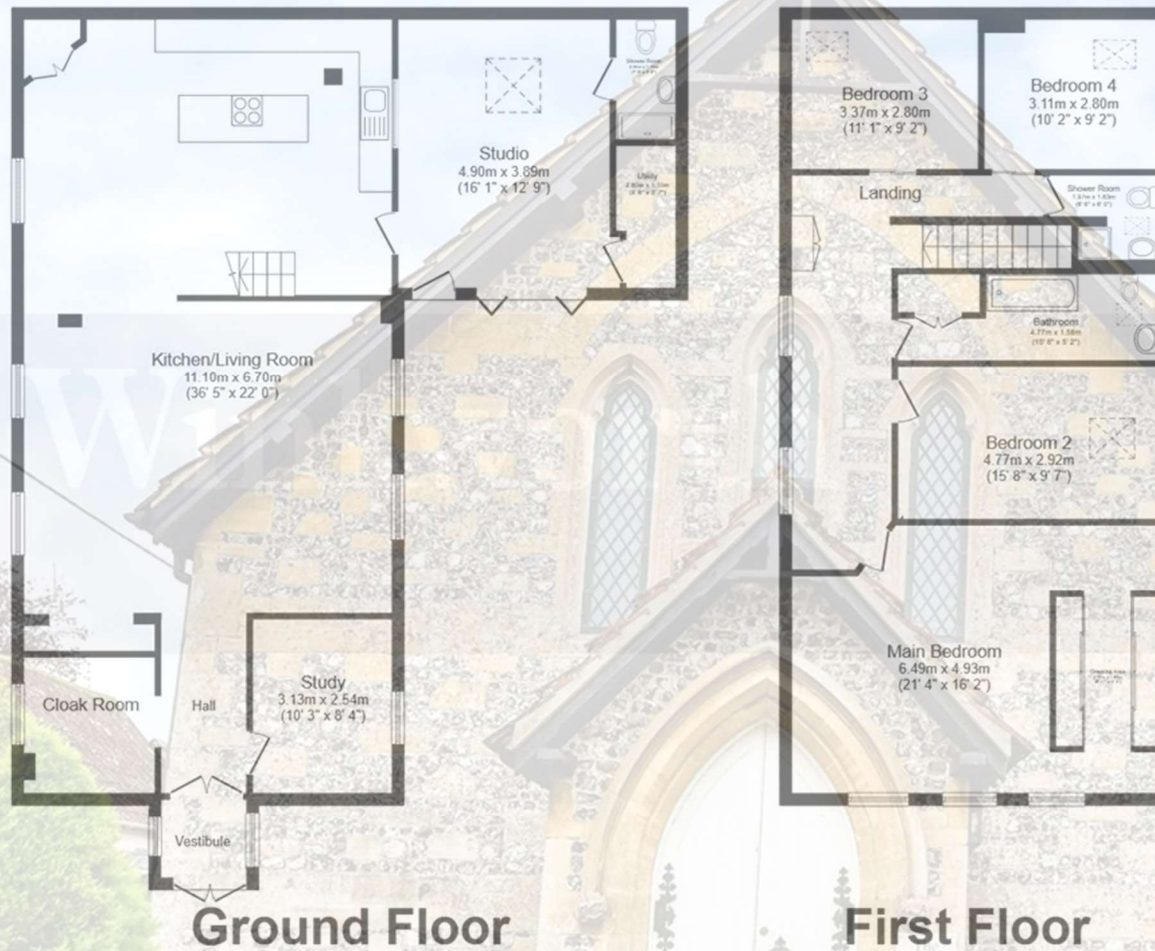
There are several excellent schools in the area, including a boarding school in Shaftesbury. In Salisbury there are grammar schools for boys and girls, as well as number independent schools including the Cathedral School.

Just outside the village, Deptford, is a gateway to two primary roads, the A303 (London, Stonehenge, Amesbury to the east) and the A36 (Southampton to Bristol and Bath).

The beautiful countryside of the Wylde Valley is accessible, with the Cranborne Chase beyond.

What3Words; cattle.grading.supposes





Total floor area 216.7 m² (2,332 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com