



SUNDAWN
Lacock

Carter Jonas

SUNDAWN, CHAPEL HILL, LACOCK, WILTSHIRE, SN15 2LA

- Chippenham 5 miles (London Paddington from 63 minutes)
- M4 (J17) 8 miles
- Corsham 3 miles

Reception hall • Sitting room • Dining room • Kitchen • Orangery • Utility room • Three bedrooms • Bathroom • Shower room

Outbuilding/garaging • Driveway parking • Enclosed raised garden

DESCRIPTION

A sympathetically restored Grade II Listed detached house offering flexible and incredibly well-proportioned accommodation spanning two floors. The welcoming entrance hall benefits from plenty of natural light, and given the generous size, many would see a secondary use as a study area or office space in which to work. This leads through to both the formal dining room through one of the impressive oak doors, as well as through to the kitchen. The formal dining room features a working wood-burning stove as well as exposed wooden beams that are in-keeping with the wooden doors in situ. An excellent space in which to host when the extended family get together, this room flows through to a large sitting room via two double doors - giving the two spaces flexibility to easily become a more open-plan when desired. The sitting room benefits from natural light from a pleasant dual aspect and continues the theme of character with a large inglenook fireplace that features a working wood-burning stove. A wonderfully cosy space in which to relax, this spacious sitting room provides access through to an orangery, which has a tiled flooring and attractive exposed stone walls. Currently used as a gym and over-flow utility area, this room possesses the ability to easily satisfy a range of other uses, such as a play room for children, with minimal effort.

A BEAUTIFULLY PRESENTED GRADE II LISTED DETACHED HOUSE WITH A LOVELY GARDEN AND GARAGING SET ON THE EDGE OF THIS SOUGHT AFTER VILLAGE.







The hand-crafted solid wooden kitchen encapsulates plenty of smartly designed storage cupboards and drawers around the solid granite worktops. There is a rangemaster cooker which has a five ring hob and double oven, as well as an in-built fridge and freezer, a dishwasher, and a Belfast sink. This well-equipped kitchen flows through to a separate utility room which has a second sink and additional cupboard storage, as well as the space, plumbing, and power with which to house the washing machine and tumble drier. Furthermore, there is a fully tiled shower room on the ground floor with herringbone parquet flooring as well as a sizeable shower enclosure, a sink, and the W.C.

Head up to the first floor via the impressive wide staircase and you will find a bright and open landing which has enough space to comfortably fit another desk / study area. The three double bedrooms are all located from this landing, all of which have tall vaulted ceilings to give an excellent feeling of space, as well as wooden floors, and old oak doors with iron handles to reinforce the period feel and charm within the property. Additionally, there is a generously proportioned dual-aspect bathroom that comes complete with a matching white four piece suite, inclusive of a large tiled shower enclosure, a full-length bath, sink, vanity unit, W.C., and heated towel rail. There is plenty of fitted storage within this bathroom, which also overlooks lovely rooftop views towards the centre of the village and beyond.

Externally, the house is positioned within an excellent private plot of ample size and comes complete with a substantial outbuilding offering over twenty-five feet of highly versatile space that is currently used as a home-gym. Benefitting from light, heating, and power, this space could alternatively serve perfectly as a games room or office space. Stone steps lead to a wonderfully mature and level garden which is predominantly enclosed, comprising of a sizeable patio space, balanced nicely by plenty of lawn for the whole family to enjoy. Benefitting from lots of direct sunlight owing to the unobstructed Southerly, Westerly & Easterly boundaries, there is also a secondary private seating area to perfect for warmer summer evenings. The large private gravelled driveway has parking for several vehicles.



SITUATION

Lacock is a historic, quintessential English village surrounded by glorious Wiltshire countryside. The village is a firm favourite for film and TV sets wishing to make the most of the unspoiled nature of its streets and cottages. As well as the 13th century Abbey, Lacock offers a superb range of local amenities such as a children's playground and playing fields, the National Trust shop and tearooms, fabulous country pubs, a well-stocked village shop & post office. Independent and State schools in the local area at primary and senior level are well regarded and within easy reach of Lacock. There are also good transport links from here as it is only a short drive to Chippenham, which has a mainline rail link to London Paddington and the M4 motorway is accessed via J17 just a few miles north of the town.

ADDITIONAL INFORMATION

Tenure: Freehold

Planning: The property is listed Grade II.

Services: All mains services are connected.

Local Authority: Wiltshire Council

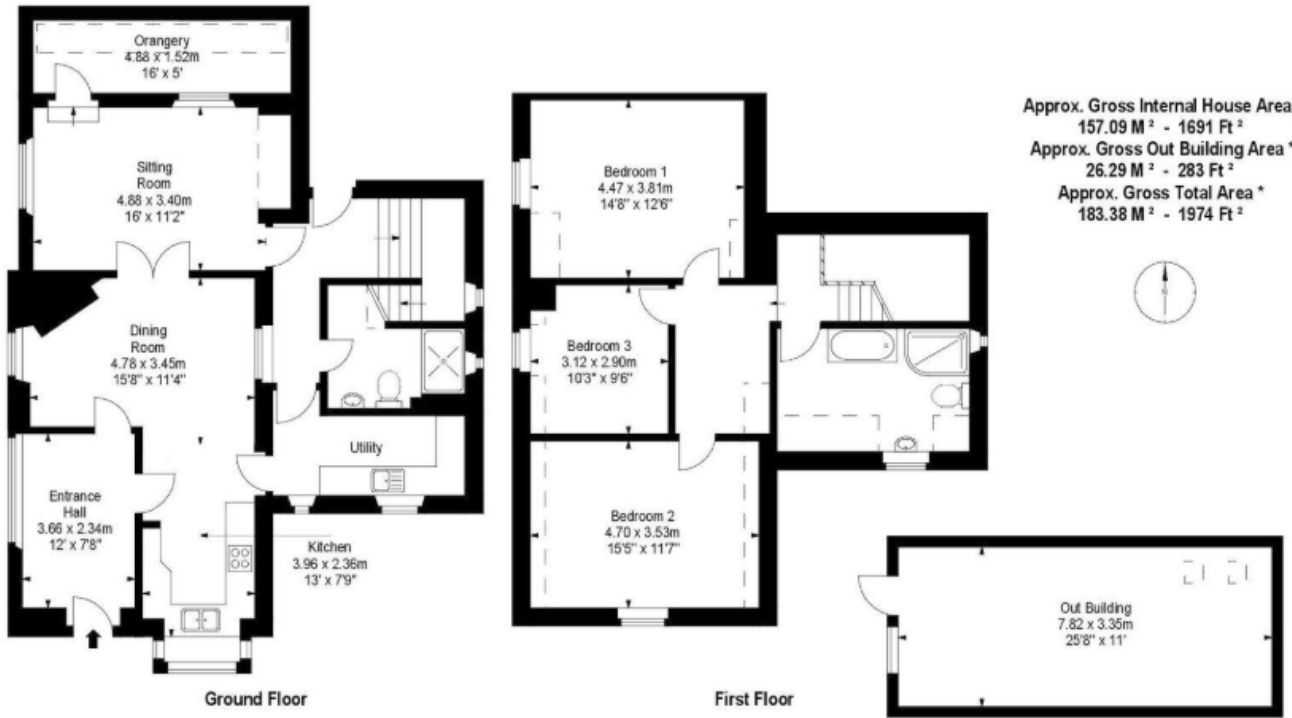
Council Tax: Band E

EPC: Band C

Planning Portal Reference Number: PL/2024/06614

Viewing: Strictly by appointment with Carter Jonas.





Approx. Gross Internal House Area *
 157.09 M² - 1691 Ft²
 Approx. Gross Out Building Area *
 26.29 M² - 283 Ft²
 Approx. Gross Total Area *
 183.38 M² - 1974 Ft²

* As Defined by RICS - Code of Measuring Practice
 Illustration For Identification Purposes Only. Not To Scale



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