

**TOWN & COUNTRY**  
ESTATES



**Spiers Piece, Steeple Ashton, Wiltshire BA14 6HG**

**Offers Over £400,000**

## LOCATION

The sought after Medieval Village of Steeple Ashton has a bus service to Trowbridge and Devizes, community shop, Church and a fantastic Country pub. The Village finds itself 20 minutes from Dauncey's Public Secondary School and within the catchment of the well-respected Keevil CofE Academy Primary School, of which the free school bus passes through Steeple Ashton. The Village lies a circa 10/15 minute car journey from the County Town of Trowbridge, which boasts a good selection of shops, Schools and cinema. The Roman city of Bath is only 30 minutes away, Bristol and Swindon within an hour. Excellent rail links from Trowbridge to London Waterloo (1hr 50) and Westbury to London Paddington (1hr 17) make Steeple Ashton equally popular for those needing to travel but who also welcome Village life.

## DESCRIPTION

This charming two-bedroom period home is set within a 1/3 of an acre plot, on a quiet country lane approximately one mile outside of the Village of Steeple Ashton. Surrounded by stunning 360-degree views. With just one close neighbour and open fields all around, it offers incredibly peaceful and private living. The house is in need of renovation but excitingly comes with planning permission for a two-story side extension (PL/2023/09015). Providing an exciting opportunity to create a spacious and modern countryside residence, while retaining its character. Accessed via a wooden gate with plentiful driveway parking, the property comprises an entrance porch, living room, dining room, kitchen, utility room and a downstairs toilet. Upstairs, there's a large master bedroom, a second bedroom and bathroom.

## ENTRANCE PORCH

You enter the property through a uPVC front door into the entrance porch, there are two uPVC double glazed windows, a radiator and access to the living room, dining room and stairs to the first floor.

## LIVING ROOM

The well sized living room, benefits from dual-aspect UPVC double glazing to the front and side and a radiator, there is an exposed brick feature fireplace which houses the working multi-fuel log burner.

## DINING ROOM

The dining room has a uPVC double glazed window to the side overlooking the garden, there is a radiator and a large log burner with feature wooden fireplace surround and a door leading to the kitchen.

## WC

The useful downstairs bathroom has a wooden single glazed window to the rear, a pedestal wash basin and a low level WC.



## KITCHEN

The kitchen has two wooden framed single glazed window to the side and one over the sink looking out over the garden. There is a door leading to the driveway, a range of wall and base units with rolltop work surfaces, freestanding electric cooker with electric hob, a dishwasher, and a stainless steel sink with mixer tap over.

## UTILITY

The utility room has a wooden stable door that leads to the parking/exterior and a wooden single glazed window to the rear. There is a washing machine and a modern wall mounted Veissman boiler and a door to the W.C.

## FIRST FLOOR LANDING

There is access to both bedrooms.

## BEDROOM ONE

The substantial main bedroom has a uPVC double glazed bay window to the front which provides sublime views over fields and farmland and a uPVC double glazed window to the side. There is a radiator and a door to access the bathroom.

## BATHROOM

The bathroom, in need of modernisation has a uPVC double glazed window to the rear, a paneled bath with mains shower over, a pedestal wash basin and a low level wc.

## BEDROOM TWO

The second bedroom offers more countryside views with a uPVC double glazed window to the rear and there is a radiator.

## EXTERNAL

The property benefits from being sat on a 1/3 of an acre, with the substantial garden enclosed by a mixture of established trees and mature shrubs, there is gated access to the large driveway which provides offroad parking for multiple vehicles.

## ADDITIONAL INFORMATION

EPC TO FOLLOW

COUNCIL TAX BAND - D

PLANNING PERMISSION REFERENCE -

PL/2023/09015

The property does not have mains sewerage but there is a modern septic tank only two years old shared with the neighbouring property.

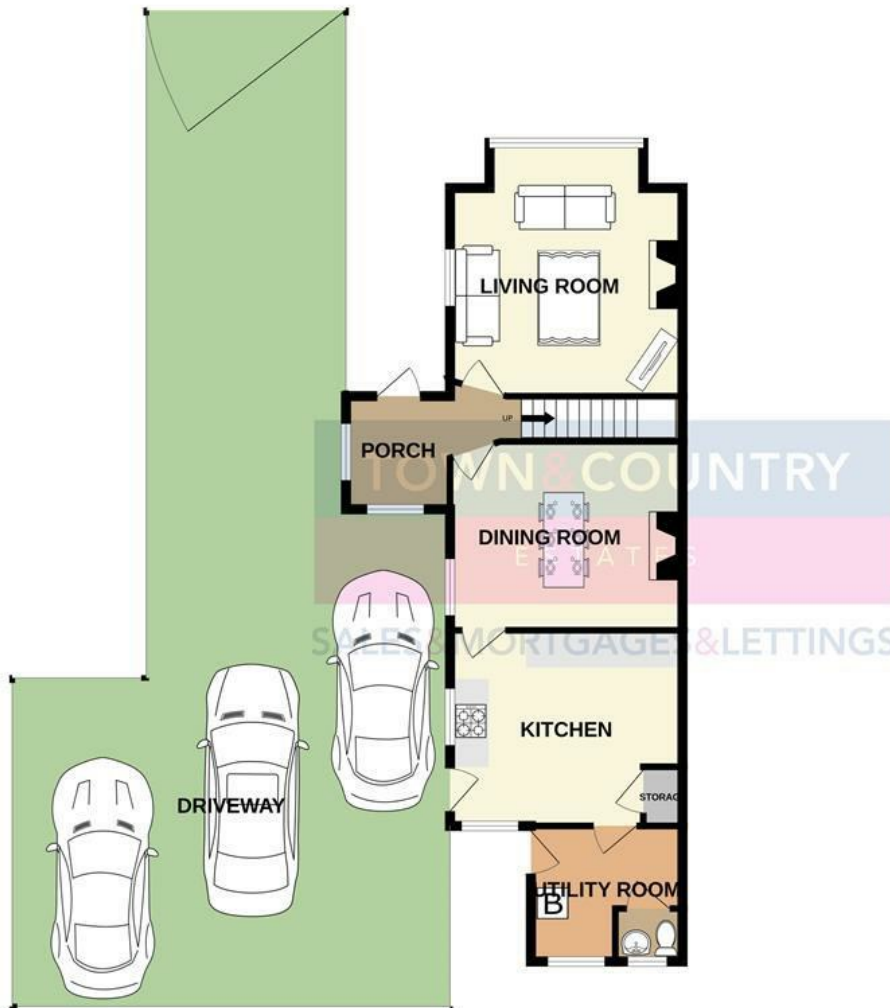
The gas central heating is run from an LPG gas tank housed in the rear garden with a modern Veissman boiler installed in the utility room.



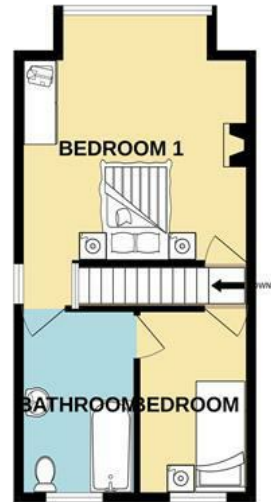




GROUND FLOOR  
625 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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