



*For Sale*

*In*

*Codford*



## **Stable Cottage**

### **Description:**

The property which lies on the north side of Codford St Peter was originally two semi detached cottages which are thought to have been built in the late 17th Century, with a date stone over the door inscribed 1722, marking extensions of the property. The property has been creatively transformed into a fine village house which has attractive dressed stone elevations beneath a tiled roof. It is thought the rear of the property was constructed around the 19th Century and has recessed chamfered mullion casement windows and the property has numerous period features which include extensive exposed timbers complemented with ledged and braced doors with thumb latches and open fireplaces.

The current owners have restored and refurbished it to an exceptional standard and recent work has included re-roofing, and the replacement of the windows with bespoke painted timber windows. Stable Cottage has exceptionally well appointed accommodation which includes a hall, cloakroom, sitting room, dining room, kitchen, breakfast room, study, principal bedroom with dressing room and en-suite bathroom, three further bedrooms and a bathroom. There is also a garage, garden room and gym and summer house in addition to a charming enclosed landscaped garden. A new sun room is about to be constructed off the sitting room.

## **Ground floor**

### **Porch:**

Provides a boot and log store.

### **Hall:**

Two wall light points, radiator, stairs to first floor.

### **Cloakroom:**

WC, Heritage wash hand basin in vanity unit with cupboards beneath. Radiator, one wall light point. Extractor fan. Coat hanging space.

### **Sitting Room:**

Open stone fireplace with timber mantel and recessed shelving to the side with cupboards beneath, four wall light points, shelving, storage cupboards, three radiators, door to secondary staircase to the first floor. French doors to the garden.

### **Dining Room:**

Large inglenook fireplace with metal canopy and Bressumer beam with recesses either side. One wall light point, under stairs cupboard.

### **Kitchen:**

Incorporating a Belfast sink, numerous natural wood base and wall units of cupboards and drawers. Granite worktops. Neff double oven. Four ringed gas hob (gas by private supply) with extractor hood above with fan and light. Glass fronted crockery cupboard, vegetable baskets, tiled splashbacks. Terracotta tiled floor.

### **Breakfast room:**

Natural wood wall and base units of cupboards and drawers with granite worktops, glass fronted crockery cupboard, terracotta tiled floor. Space for tumble dryer. Worcester oil fired boiler which supplies domestic hot water and serves the radiators. Stable door to the garden.

### **Study:**

## **First floor**

### **Landing:**

L shaped Landing: Shelved airing cupboard with insulated hot water cylinder and immersion heater. Radiator. Access to boarded loft with ladder.

### **Bedroom 1:**

Bed recess with fitted furniture including wardrobes bedside tables and dressing table, further fitted wardrobe. Two radiators.

### **Dressing Room:**

Secondary staircase to ground floor. Radiator.

**En-suite:**

White suite of panelled bath with shower attachment, oval wash hand basin in vanity unit with cupboards beneath. WC with concealed cistern. Mosaic tiled splashbacks. Radiator. Electric towel warmer.

**Bedroom 2:**

Two radiators, pedestal wash hand basin, access to boarded loft with ladder (there is potential to create an en-suite).

**Bedroom 3:**

Radiator. Fitted wardrobe.

**Bedroom 4:**

Radiator. Fitted wardrobe.

**Bathroom:**

White suite of mixer tap and shower attachment. Walk in shower with power shower and wet boarding. Timber panelling to Dado level. Towel warmer. Extractor fan. One wall light point.

**Outside:**

The property is approached via a five bar gate and a cobbled drive which terminates at a garage which is the former Victorian coach house and stable with double wooden doors, herringbone brick flooring, timber wall panelling, high ceiling, oil tank and a door to the garden room. From the outside there is a stable door to the garden room, plumbed for an American style refrigerator and a dishwasher. Shoji Japanese screen and raised floor with recessed lighting to a gym area where there is an artisan stoneware sink with cupboards beneath and to the side. Shower cubicle with shower and stone tray, timber panelling, concealed extensive storage, herringbone brick flooring. Immediately to the rear of the property there is a raised paved patio under which there is a cellar which provides useful wine storage and there are also paved paths and a lavender and box border. There is due to be a sun room to be constructed on this area in the very near future. The property has a south facing landscaped garden which incorporates a lawn, paved patio, numerous flower and specimen shrub beds and borders. There is also a summer house which is double glazed and insulated. The garden provides a delightful backdrop for Stable Cottage as it has been landscaped using traditional plants and shrubs including lavender, roses and wisteria and has a built in irrigation system. There is also a post and rail rose fence and an additional off road parking space, a small greenhouse, bin store and shed.

Guide Price £695,000



Stable Cottage, Codford

