



CALSTONE HOUSE, WILTSHIRE



CALSTONE HOUSE, CALSTONE WELLINGTON, WILTSHIRE, SN11 8PY

Quietly situated at the end of a no-through road in the village of Calstone Wellington, the property sits on approximately eleven and a half acres of gardens, woods and paddocks and offers the occupier unrivalled seclusion and privacy. This elegant family home comes with a newly converted, self-contained cottage and additional outbuildings with potential for further conversion.

Grade II Listed, the property is believed to date back to the 17th century, and enjoys a unique position in an Area of Outstanding Natural Beauty at the edge of the Calstone and Cherhill Downs. Sympathetically refurbished by the current owners, the house is a substantial family home with generous room sizes and flexible accommodation with potential for further updating. Original features abound with beautiful beams, fine plasterwork and fireplaces. Outside the gardens surround the property and provide a variety of formal and less formal spaces to cater for all family needs. Beyond the gardens, the woodland runs down to the River Marden at the bottom and a paddock lies to the side – all accessed via the track. The Dairy Cottage sits to one side of the main house and has been converted to a very high standard and is now an elegant and modern, two-bed cottage. Behind this is a stable and garage block, currently used for storage and laundry but also with potential for further conversion.



AT A GLANCE

Ground Floor:

Drawing Room with doors to garden
Dining Room with inglenook fireplace and doors to the terrace
Sitting room with wood burner
Kitchen / Breakfast room
Utility Room
Laundry / Boiler Room
WC
Large Entrance Hall and Inner Hall

Entrance to Wine Cellar below

Upstairs:

Large Landing
Master Bedroom with dressing room and shower room
Guest Bedroom with ensuite bathroom
Three Further Double Bedrooms
Family Bathroom

The Dairy Cottage:

Kitchen
Open plan sitting / dining room with doors to the terrace.
Shower room
Galleried landing
Two double bedrooms, one with ensuite bathroom and shower.

LPG gas heating.

Outbuildings:

Open fronted garaging for several vehicles
Converted stables providing office and storage rooms, laundry and studio. To the rear, an area with potential for the creation of a swimming pool or tennis court.

Outside:

A stone terrace leads to the front door and steps lead up to a further, south facing stone terrace.
Large lawned garden
Enclosed formal garden with fountain and box parterre
Vegetable garden
Paddock
Woodland with over four thousand broad leaf trees planted within the last twenty-five years leading down to the River Marden and a timber pontoon.
In all circa eleven and half acres

SERVICES

Oil fired central heating and AGA, Mains electricity (three phase) and water.
Private drainage
Wiltshire Council Tax Band G



On entering via the side door from the driveway, a hallway with downstairs WC leads into the kitchen. Beautifully updated with Mark Wilkinson cabinets and a four door Aga, the room is a wonderful family hub, with built in bench seats around the table. Beyond the kitchen is a dining room with bookshelves lining the walls and a fabulous inglenook fireplace with log burner, tiled base and a large, exposed beam. There are also French windows which lead out to the lower terrace from this room. From the dining room, is the inner hall and then on into the drawing room with a large bay window and doors out to the formal gardens beyond and an open fireplace with stone surround. Back through the Inner Hall to the main Entrance Hall there is then the second Sitting Room/Playroom, with another fireplace with log burner and stone surround and views out to the side garden. There are built in cupboards and shelves either side of the fireplace giving very useful storage.

Upstairs, the large, light landing gives access to the three family bedrooms. All these are double rooms with large sash windows overlooking the gardens. The large family bathroom has an elegant rolltop bath from which you get a wonderful view over the formal front garden. The guest room has a newly updated bathroom. A corridor lined with storage shelving, leads to the large master bedroom at the far end with ensuite shower room and large dressing area.



Calstone Wellington dates back to the 11th century with the attractive local church having been built in the 14th century. Off the beaten track, it has an out-of-world feel that is hugely appealing and a community with strong neighbourly ties.

Nearby shopping centres include the market town of Marlborough which is 20 minutes' drive away to the east. With a Waitrose supermarket and a wonderful mix of independent and national brands it offers a good level of retailers with a larger range at Bath (22 miles) or Salisbury (26 miles). The town of Devizes, a ten minute drive, has several supermarkets, a bustling weekly market and an exciting annual timetable of festivals and events including an arts festival and food festival.

The area is rich in biodiversity with numerous walks, bridleways and sports such as shooting and fishing nearby. Racing at Newbury (31 miles), Salisbury and Bath. There is a good golf course at North Wilts, on the crown of the hill and at Bowood and Marlborough.

Calstone House is within an easy daily commute of schooling for all ages including St Margaret's and St Mary's in Calne, Marlborough College, Dauntsey's in nearby West Lavington, St Francis and Stonar.

Whilst quietly set away from noisy roads, the house is within an easy half hour of stations at Chippenham and Pewsey, both getting into Paddington in just over an hour. The A4 is just minutes away and both the M4 and M3 are easily accessed with London, Birmingham, Oxford and Bristol all no more than two hours in the car. Heathrow, Bristol and Southampton airports are around the same.



The Dairy Cottage was converted two years ago into a contemporary and beautifully appointed, two-bed cottage. There is a downstairs shower room and loo which services the second bedroom, an open plan kitchen with breakfast bar then leads through to a sitting room with doors out to the front terrace and stairs up. Upstairs is a large double with ensuite bath and shower room, a large landing area and a second bedroom to the other side. The cottage is ideal for multi-generational accommodation or as a second income stream. The current owners have rented the property on Airbnb very successfully.



The gardens at the property vary from formal box parterre at the front, to more informal lawns and terraces where there is ample space for the family toys. To the north side are more relaxed meadows with mown paths down into the wooded area alongside the track which leads to the paddock and the River Marden and access to Calstone and Cherhill Downs. Behind the garages is an undeveloped area which has huge potential for a tennis court or pool area, with access to the back of the garages which could be converted into pool rooms or a games room, subject to the necessary planning consent.

DIRECTIONS

From our office in Devizes, leave town heading towards Marlborough and up and down the small dual carriageway. Take the next left turning heading toward Calne and, after the golf course, and down the hill, take the next right hand turn and continue along the lane for around quarter of a mile. Turn left at the fork signposted Calstone House and you will head straight towards the house and onto the gravelled circular driveway.



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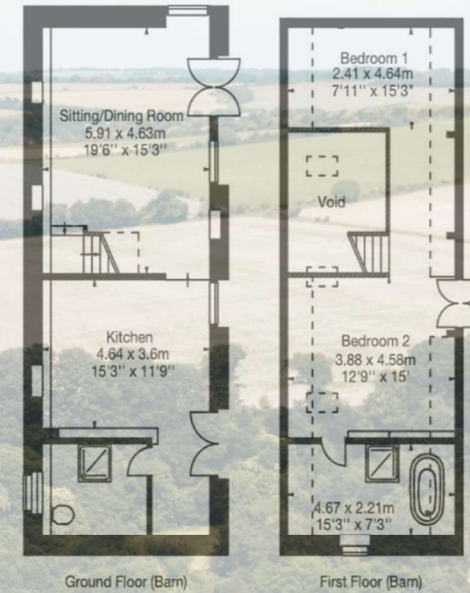
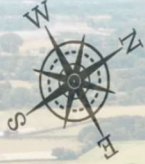
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Calstone House,
Calstone,
Calne, SN11 8PY
Approx. Gross Internal Area
4074 Sq Ft - 378 Sq M

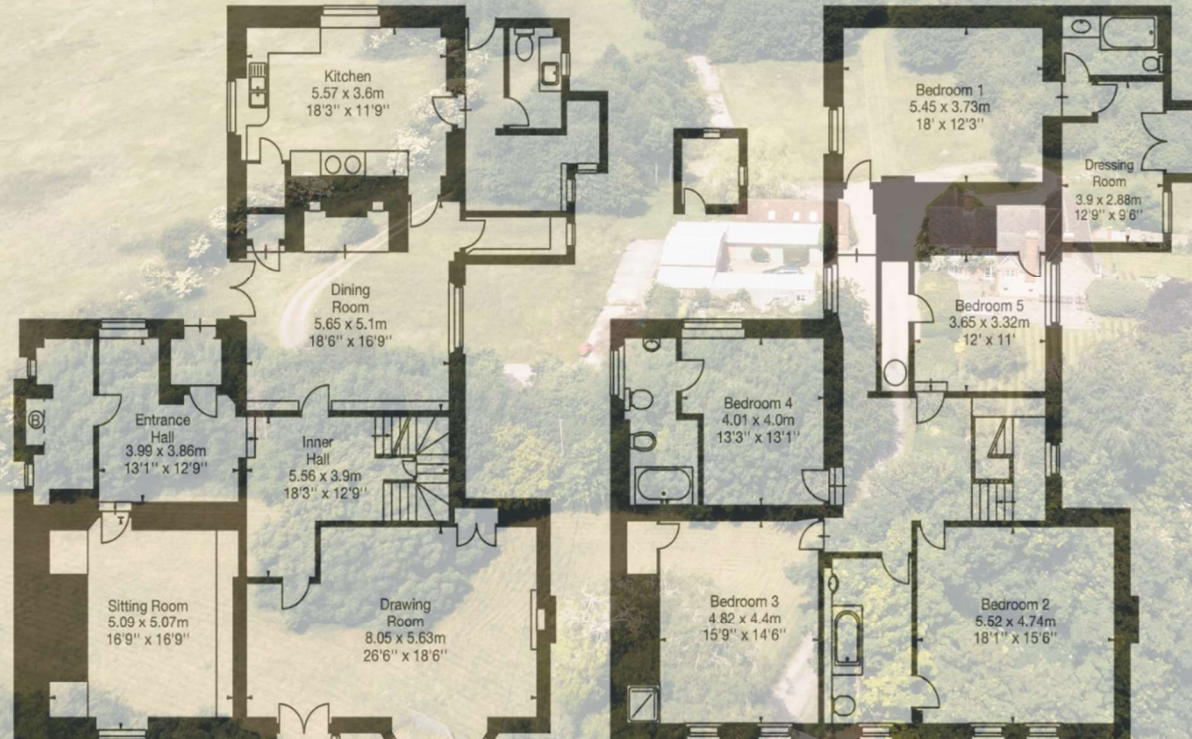
Barn
Approx. Gross Internal Area
1163 Sq Ft - 108 Sq M

Out Buildings
Approx. Gross Internal Area
1810 Sq Ft - 168 Sq M
(including Carport)



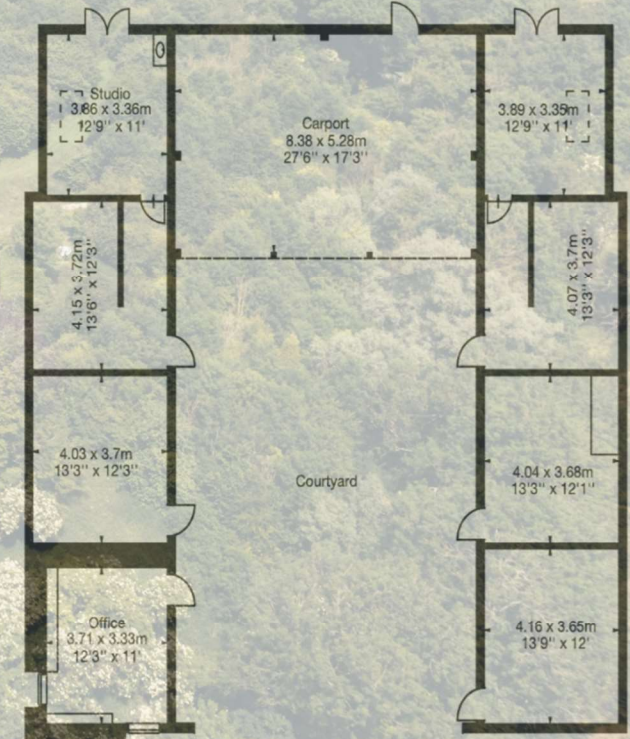
Ground Floor (Barn)

First Floor (Barn)



Lower Ground Floor

First Floor



Courtyard