



**Dragon Lane**

**HENRY GEORGE**  
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# Holly Cottage, Dragon Lane, Manningford Bruce, Wiltshire, SN9 6JE

An outstanding detached thatched cottage, full of character and charm, overlooking a beautiful garden in this sought after Pewsey Vale village.

- Detached thatched cottage
- Two bedrooms
- Two reception rooms
- Charming kitchen breakfast room
- Downstairs bathroom, upstairs cloakroom
- Outstanding gardens
- Garage and parking
- Double glazed and Oil central heating(new 2015)



A quintessential English thatched cottage, sympathetically updated and improved in recent years, featured in Period Living magazine, reaching the top 10 most attractive properties they have featured!



### Covid-19 restrictions

We are now able to arrange viewings and valuations. Due to the pandemic, sensible precautions and conditions are now in place, to protect all parties. Before a viewing is arranged we would ask for any potential buyer to have seen the property externally(if possible), be familiar with the area and to have undertaken as much research as possible. Phone us and ask anything. Let us know your likes and dislikes and we will do our best to guide you. We do not want to place at risk our vendors or ourselves, to any unnecessary contact. Ideally viewers should be in a position to proceed and for this property to be what they are looking for, not simply to get an idea with a future view of possibly moving. If any person is 'at risk', had recent contact with anyone showing cold like symptoms, or in any way feels unwell, please inform us so a decision can be made. All viewings will be accompanied. Please wait away from the front door



for us to arrive. Please bring hand sanitiser, if possible disposable gloves and face masks. We will open up and when ready ask you to step inside. We will all keep a 2 meter distance. If you wish to see inside a cupboard etc, ask us to open it. Do not touch anything. If you accidentally touch anything please inform us so we can disinfect. Once the viewing has taken place please exit the property immediately. We would ask you to then phone us with questions and feedback. We look forward to seeing you.

### History and location

The cottage was constructed using squatters rights under common law in the 1700's, which declared that if a house could be built within 24 hours, with smoke coming out of the chimney, then the builder could claim the land! A wing was added in the 1800's, the adjoining barn converted into a kitchen in the 1950's and dining/garden room in the 1970's. The current owners have undertaken a sympathetic program of restoration and improvement both inside and out, to provide a property which has all the conveniences of the 21st century whilst retaining the feel and charm of the best aspects of living in a cottage. In short, one of the most charming and beautiful cottages I have ever offered 'for sale', with a garden which will enthrall any buyer. A Gem!

The village is located a short drive from Pewsey, a thriving community with all facilities including a mainline railway station with Paddington under an hour away.

### The accommodation

We will park at the side and walk around to the front, under a thatched porch and through the door into the hall. Original exposed timbers, staircase rising to the first floor with deep storage cupboard below, door left into the dining/garden room but first we will turn right into the sitting room. Being the oldest room, you really get a feel of the character of the building. However it is not like most cottages, the room is flooded with light from wide windows facing east and south, original timbers and a lovely open fireplace with fitted cast iron wood burning stove. Turning left we walk into the kitchen breakfast room with high vaulted ceiling, old English cream painted storage units with contrasting solid wood worksurfaces. Underhung Belfast sink with mixer tap, space for slimline dishwasher, larder fridge and cooker with concealed extractor hood over. Window to the front, door left into the bathroom. Travertine style wall and floor tiling, feature stone wash basin, crisp white suite comprising bath with mixer tap, toilet and walk in shower enclosure.

### Continued

Back into the kitchen and left again into the utility room. Windows to rear and side, door to the side into a covered porch. Plumbing for washing machine, space for appliances. Finally back through the sitting room and straight on into the dining /garden room. A light and airy room with window to the side, double doors into the garden and exposed timbers. OK that is downstairs, so up the staircase onto a

small landing and duck under a low doorway into the main bedroom. A good sized double with windows to the front and side, exposed timbers and door to a pretty cloakroom with toilet and wash basin. Back onto the landing and left into the second bedroom, again a double with window to the rear and exposed timbers. OK that is inside, lets go back out the front door and have a wander around the garden.

### Gardens, parking and garage.

The cottage stands at the front of the plot with the garden to the south and west, and the parking and the garage to the east. The garden is full of interest with nooks, corners, patios and features, designed to make the most of every time of day, morning coffee, afternoon shade, evening sunshine. A lovely French Pavilion stands in the centre of the garden interlaced with a flowering climbing plant. Wandering around



there is a working area with raised beds, storage area, shed, covered woodstore with oil fired boiler for the central heating. Outside tap, feature lighting and flood lighting. A five bar gate opens to the parking area but first we will find the home office at the end of the garden. A real haven, fully insulated, double glazed with power and lighting. Used every day, year round, your only problem will be who gets to use it!

Parking. A gravelled driveway provides parking for 2+ cars leading to the detached single garage with up and over door, power and lighting.

### Services, tenure and local authority

Mains electricity, water and drainage. Oil fired central heating(New 2015 serviced every year). Telephone lines subject to the usual transfer regulations. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

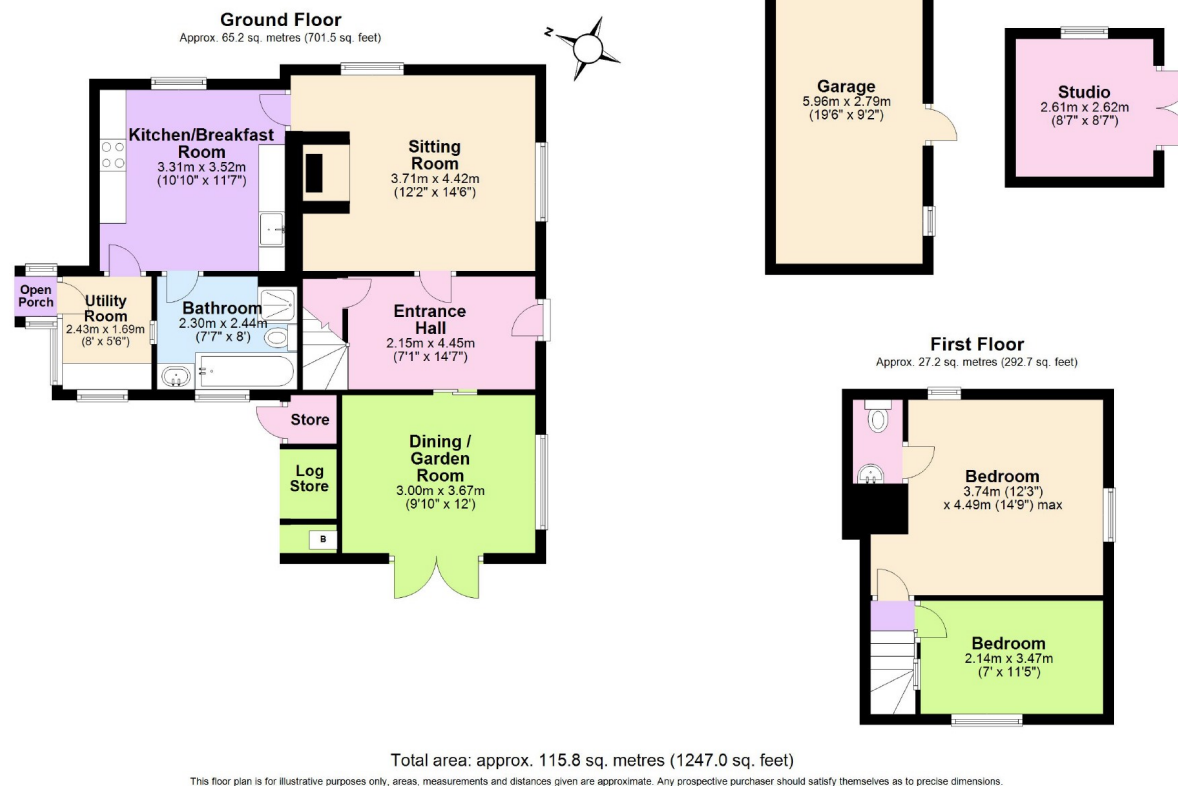
The property is Freehold. POSTCODE SN9 6JE

The property is Band E, 2020/2021 £2252.55 Wiltshire Council. Trowbridge, Wiltshire. BA14 8JN. 0300 456 0100.

If you have any questions about this property, please call our Marlborough office 01672 512299 or email marlborough@henrygeorge.co.uk

### Disclaimer Notice

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