



Lickhill Road, Calne
Offers In The Region Of £999,950



Over 5,500 sq ft of accommodation. A detached property which is currently licensed as a care home and offers numerous future use opportunities or for conversion (subject to permissions). At present the accommodation consists of eleven bedrooms, five reception spaces, an office, three kitchens, four bathrooms, a laundry and six en-suited water closets. There is also a double garage with a large loft. Set in gardens of over a third of an acre and with an abundance of parking.



An outline of the property and area is as follows:

LOCATION

The property is placed just a few hundred metres to the North of the centre of Historic Calne. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops on Church Street and the River Marden. Recent times have seen the development of tourism focusing on a number of key and unique factors. Calne is the home of the Wiltshire Cure (Wiltshire Ham and Bacon) and key in the Discovery of Oxygen. The proposed A4 tourist route positions Calne centrally and is part of an overall tourist strategy.

TOWN FACILITIES

The property offers a gentle walk to two Medical Centres and two Pharmacies. Calne centre offers three Supermarkets, further Pharmacies, a good selection of shops, restaurants and eateries. On the southern and northern edges are two leisure centres with one having a swimming pool. The northern sector also has a large Tesco Supermarket.

ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The A4 offers routes westerly to Bowood, Chippenham, Bath and the M4 westbound.

To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

ACCOMMODATION

An overview of the present accommodation arrangement is as follows:

GROUND FLOOR

This level features a large triple aspect communal living and dining space with access to the gardens. Adjacent is the large kitchen to facilitate dining service. A long hall connects all the rooms and there is an office positioned at the entrance. There are six bedrooms on this level all with their own individual cloakrooms. In addition is the laundry room and communal bathroom.

FIRST FLOOR

The communal landing gives access to the majority of the rooms. There is a flexibility in the accommodation with the opportunity to offer separate serviced accommodation. There are three reception rooms, three bedrooms, three bathrooms and two kitchens. Two of the receptions are open to each other and offer a large triple aspect space with a staircase to the gardens.

TOP FLOOR

Here are positioned two further bedrooms, a landing and an enclosed inner landing.

THE GROUNDS

Set in approximately a 1/3 of an acre with access to gardens from all sides of the property and secluded by mature trees and hedges to the borders. Arranged as follows;

THE DRIVE & PARKING AREA

You access onto a wide brick drive that offers parking for numerous vehicles and turning. The drive continues down the side of the property and leads to the double garage. The drive gives access to both the front and rear

landscaped gardens.

FRONT LANDSCAPED GARDEN

The garden has a shaped lawn bounded by flower beds. There is a selection of ornamental trees and planting that offer screening. A path runs along the edge of the property which gives access to the entrance and to the communal living dining space.

A large patio area is placed outside the communal living dining space which expands the living space in fine weather.

DOUBLE GARAGE & PARKING

Placed to one corner of the grounds is a double garage with a high pitched roof. Internally a staircase leads to a large attic which benefits from a window looking over the drive.

REAR LANDSCAPED GARDEN

This section of garden offers a large flat lawn that is bounded by fencing and a long feature wall. There are deep flower beds that are stocked with an abundance of ornamental planting and trees that give good privacy.

There are two areas for relaxation. To one corner is a shingled area which offers a lovely retreat. Adjacent to the garage is a large pergola covered patio ideal for outside garden furniture.

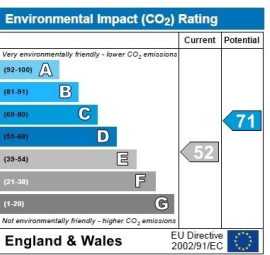
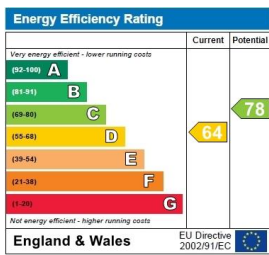
INFORMATION

Layout plans of the property are available for those seriously interested and can be posted or emailed. For further information please contact Butfield Breach on 01249 821110 or email calne@butfieldbreach.co.uk.

To arrange a viewing please contact Butfield Breach Estate Agents 7 days a week on 01249 821110.







Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110.