



**Fairholme, Holbrook,  
Devizes, Wiltshire SN15 2DH**

**birkmyre**  
property consultants

## A rare opportunity to complete the refurbishment and development of a five-bedroom detached house, set in a large plot, in a rural setting with lovely views.

- Popular market town of Devizes only 4 miles away
- Private rural setting with stunning views to Roundway Hill
- Partially converted to provide 2637 sq ft of accommodation
- Huge open plan kitchen/dining/sitting room, two bedroom suites upstairs xx reception rooms

### Location

Holbrook lies at the edge of St Edith's Marsh and is a small semi-rural hamlet. Bromham is a thriving village with a range of local amenities to include a primary school, a public house, a butcher, an Indian restaurant, village shop, post office and a church. The historic market town of Devizes is about 4 miles away and provides town centre shopping, transport and leisure facilities, a cinema, theatre, museum and thriving weekly

market. The famous Kennet and Avon canal runs through Devizes and also provides walking and fishing facilities. The major centres of Bath, Chippenham, Salisbury, Swindon and Marlborough are all within a thirty-mile radius.

Transport is provided by rail stations at Chippenham, Swindon and Pewsey with direct services to London Paddington whilst the A4 provides access to the M4 at both Chippenham and Swindon.

The property enjoys an attractive rural setting with open fields to the front and lovely views to the dramatic Roundway Hill at the rear.

### Description

The house has been partially converted to create a 2637 sq ft two storey house of brick and block elevations under a pitched slate roof. The accommodation will comprise an open plan living/dining/kitchen space, three bedrooms a

bathroom and wc on the ground floor and two generous bedroom suites on the first floor.

### Outside

There is ample car parking space to the front with planning permission for a detached garage. There is side access to the rear garden surrounded by mature hedging and laid to grass.

### Planning

Planning consent was granted 20/09/2020 ref 19/11396/FUL for the extension of the property including conversion of the roof space.

### Tenure

Freehold

### Epc

D 55

### Services

Mains electricity, water, and drainage. Oil heating fired central heating Broadband Fibre to cabinet, download 76 Mbps and upload 15 Mbps (Source Openreach broadband fibre checker)

### Council Tax

Band D

### Local Authority

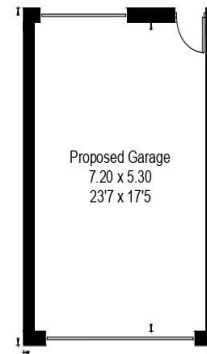
Wiltshire Council, County Hall, Trowbridge  
Wiltshire BA14 8JN, Tel: 01225 713000  
[www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

### Directions

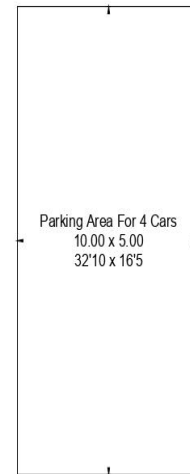
<https://what3words.com/happier.nearing.rain.water>



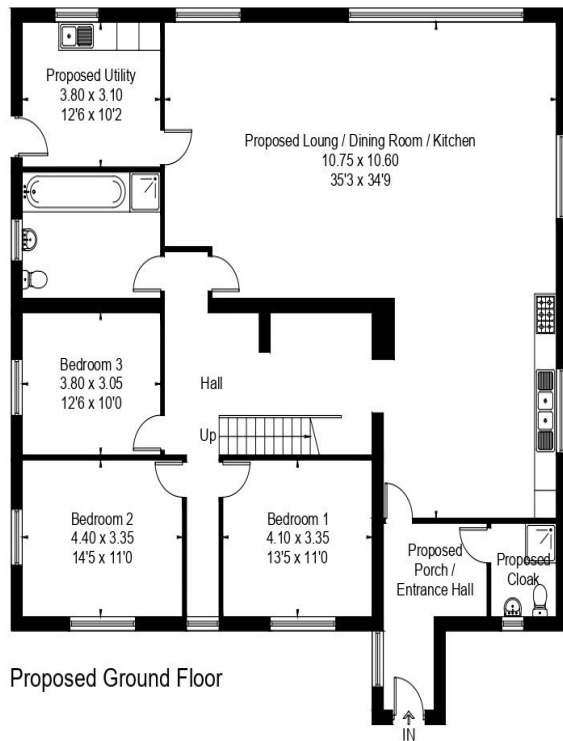
Approximate Floor Area = 245 sq m / 2637 sq ft  
 (Including Proposed Garage)



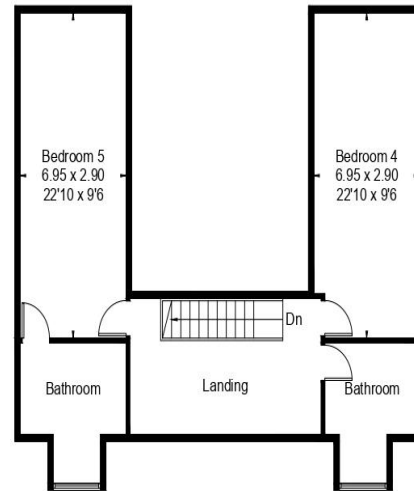
(Not Shown In Actual  
 Location / Orientation)



(Not Shown In Actual  
 Location / Orientation)



Proposed Ground Floor



Proposed Loft Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #98465



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