

THE MODERN HOUSE



Heytesbury, Wiltshire
£830,000 Freehold

Mantles Lane

Located in the bucolic village of Heytesbury in Wiltshire, this beautiful three-storey house has a distinctively Swiss architectural character. Externally, traditional stone walls are punctuated by wide panes of glazing, combining the traditional vernacular with contemporary design. Internally, the marriage continues as exposed stone walls contrast against the elegant curvature of a central open-tread staircase. A mature garden with established trees and shrubs extends at the rear, evocative of a secret garden care of its stone arch. The popular market town of Frome is a 20-minute drive, and the cities of Bath and Bristol are accessible in well under an hour.

The Tour

Approached from the main road, the house is situated on Mantles Lane, a tranquil country path that winds its way towards the village. A grand driveway lies at the front, providing ample off-street private parking.

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Set across three storeys, the primary living spaces have been carefully remodelled across the first floor, optimising the excellent quality of natural light, with views across the gardens. The fluid, beautifully bright open-plan living spaces are free-flowing. Extending the entire width of the house, they are divided by the central staircases, creating a harmonious flow throughout.

The main living room is slightly sunken and overlooks the beautiful rear garden. Glazed sliding doors seamlessly connect to the terrace and, in turn, to the garden. A warming wood-burning stove embedded in the stone wall combines with the rich wooden floors and to create a cosy atmosphere. The secondary living space currently serves as a dedicated area for enjoying music. A ribbon of fenestration creates a leafy backdrop, while pitched ceilings bring height and volume.

Two archways connect the living space with the kitchen, creating a fluid 360-degree circulation in this part of the house. In the kitchen, white cabinetry forms a horseshoe shape, culminating in a peninsula with space for three seats. Wide windows draw in an excellent quality of light. This generous space has plenty of room for a dining area.

The lower living space is currently configured as a generous home office. On this level, there is also a utility room and WC, with additional space that can be configured as an additional work space or kitchenette, meaning it could suit a variety of uses.

An open-tread staircase with smooth rendered balustrade twists up from the centre of the downstairs plan, its curved lines dividing the living space. Upstairs there is a family bathroom, and three double bedrooms, one of which has an ensuite. The main bedroom has a wide private balcony overlooking the gardens.

Outdoor Space

The main living area opens directly to the garden, defined by its elegant stone arch festooned with climbers. A paved stone circle set centrally lends well to eating and socialising outside. Beds and borders are dense with mature plants and flowering perennials, providing plenty of interest through the course of the year, and a majestic white wisteria steals the show in spring. Expanses of lawn on the opposite side of the house provide further outdoor space, well hidden by mature hedging and specimen trees.

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The Area

Heytesbury is a picturesque village bound to the south by the winding banks of the River Wylye. Just south of the River begins the Cranbourne Chase AONB, which intersects Wiltshire, Hampshire, Dorset and Somerset. Its 380 square miles are home to a series of intersecting footpaths that cross the rare chalk grassland, ancient woodlands and chalk escarpments characterising this historic landscape. The village has a school, cricket club, village shop with post office and popular pub, The Red Lion, where the garden backs onto the River.

Heytesbury is a 20-minute from Frome town centre and its many independent cafes and boutique shops, including Rye Bakery, Projects Frome, Moo and Two, Frome Hardware, Eight Stony Street, and Frome Reclamation Yard. The Frome Independent a monthly market attracting over 80,000 visitors annually.

The charming village of Nunney is just a few minutes further. It is characterised by its historic centre and, most notably, its picturesque moated medieval castle built in the 1370s by a local knight, Sir John de la Mare. The village has a popular local pub, The George Inn. A popular spot for Sunday lunch is The Talbot Inn in Mells or wood-fired pizza from The Walled Garden opposite.

Bath is a 40-minute drive and is the only city in Britain to achieve Unesco World Heritage status, which continues to be vehemently protected. Founded in the 1st century AD by the Romans, who famously used the natural hot springs as a thermal spa, it became an important centre for the wool industry in the Middle Ages. In the 18th century, under George III, it developed into an elegant city with neoclassical Palladian buildings. The city harbours a strong community of independent retailers, coffee shops and eateries with Colonna and Smalls, Corkage, LandRace and the weekly Farmer's Market ranking favourably with local residents.

Transport links are good, with a direct railway connection from Salisbury station (20 minutes) to London Waterloo in an hour and a half. Access to the national motorway network is via the A36 or A303 (M3), and Bristol Airport is less than 10 miles away.

Council Tax Band: F

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.