

RIVENDELL
ESTATES

2 St. Marys Lane, Westbury, BA13 4BL

£985,000

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The Old George, 2 St Mary's Lane, Dilton Marsh, Westbury, BA13 4BL

£985,000

A substantial and characterful detached period residence, formerly a historic village inn until the 1960s, set within landscaped grounds approaching one acre backing onto open countryside.

Accommodation Summary

• Ground Floor: Entrance porch, snug/sitting room, morning room, study, staircase hall, 17th-century dining room, kitchen/breakfast room, glazed lean-to seating/dining area, main living space/living room, downstairs cloakroom, utility/boot room, home gym

• Ancillary Wing: Garage/workshop, cellar

• First Floor: Principal bedroom suite, guest double bedroom with en-suite shower room, two further generous double bedrooms, family shower room

• Outside: Landscaped level gardens (believed to be in the region of one acre) backing onto open fields, summer house, garden shed, ample driveway parking

The Property Quietly positioned along a no-through lane in Dilton Marsh, The Old George is a distinguished Wiltshire village house with rich heritage. Trading as a local public house until the 1960s—with the original wing around the dining room dating back to the 17th century and understood to have once been thatched—the property has since been sympathetically converted into a spacious, well-cared-for family home offering clear scope for an incoming buyer to refresh and personalise to their own taste.



Across the main ground floor, attractive herringbone oak woodblock flooring and double-glazed lead-light windows create a warm sense of architectural continuity. From the entrance porch, you move into the first reception room/snug with a brick fireplace, off which sit a morning room and a study with twin built-in dressers. Beyond this lies the staircase hall, where stairs rise to the first floor.

To the left of the staircase hall sit the atmospheric 17th-century dining room (featuring exposed wooden floorboards, exposed ceiling timbers, and a period fireplace) and the dual-aspect kitchen/breakfast room. Adjoining the rear elevation is a sleek, contemporary glazed lean-to seating and dining area—distinct from a traditional conservatory, offering a crisp modern touch set sympathetically against the period elevations with full-height glazing and a partial wall opening creating a convenient serving/pass-through link without losing wall space or room definition.



To the right of the staircase hall lie the main living space/living room with a beamed ceiling, a downstairs cloakroom, and a practical utility/boot room. Leading through from the utility/boot room is a dedicated home gym space, with a door at the rear of the gym providing access into the garage/workshop and steps leading down to the cellar.

Upstairs, a broad landing leads solely to four well-proportioned double bedrooms, retaining attractive period features. The layout features a generous principal suite complete with a luxurious en-suite bathroom boasting a free-standing tub and a separate shower, alongside a guest double bedroom with an en-suite shower room, while two further double bedrooms are served by a family shower room.

Gardens & Grounds: Approached behind low box hedging, opening onto a wide driveway providing ample off-street parking for multiple vehicles alongside the garage/workshop.

To the rear, a broad paved terrace sits beside the glazed lean-to within landscaped, remarkably level gardens believed to be in the region of one acre, enjoying an open aspect backing onto surrounding fields. Enclosed largely by mature hedgerows, the grounds are divided into expansive lawns, brick-edged paved patios, well-stocked flower and shrub beds, ornamental ponds with water features, and an established collection of trees—including a mature fruit-bearing fig tree alongside silver birch, magnolia, young oaks, wisteria, and weeping willow. Outbuildings include a summer house and a timber garden shed.

Location & Connectivity Set within the popular Wiltshire village of Dilton Marsh, St Mary's Lane offers a peaceful village setting within easy reach of Westbury, Frome, Warminster, and Bath:

• Dilton Marsh Station: approx. 0.4 miles
• Westbury: approx. 2 miles (Mainline station approx. 1.5 miles with direct services to London Paddington)
• Frome: approx. 4 miles (Mainline station approx. 4 miles)
• Warminster: approx. 5 miles
• Bath: approx. 15 miles
• Bristol Airport: approx. 30 miles (approx. 1 hour)

(All times, measurements, and acreages are approximate. A newly measured floor plan is currently being prepared to reflect the current layout.)







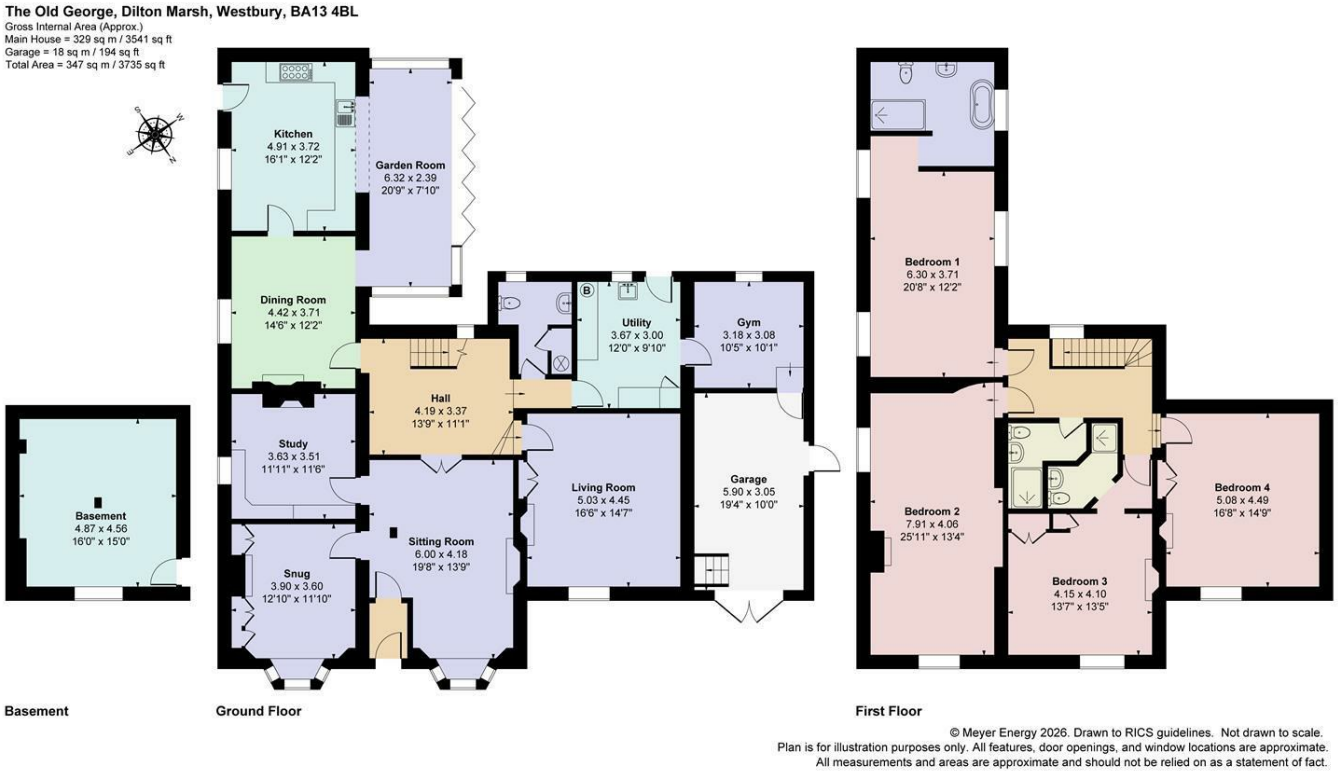








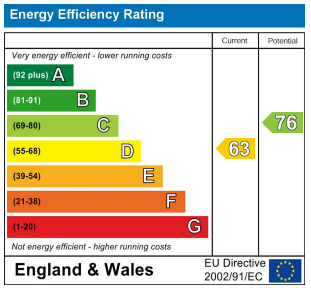
Floor Plans

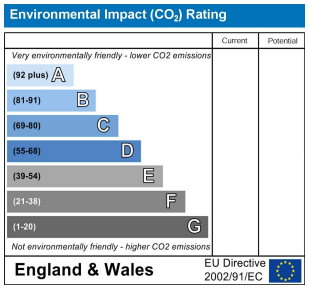


Location Map



Energy Performance Graph





Viewing

Please contact our Rivendell Estates Office on 01373 489 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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