

WYLYE HOUSE

CROCKERTON





Wylde House is a rare find - a beautifully renovated, energy-efficient country home set in two acres of landscaped gardens and with a paddock. Private yet perfectly placed, it offers all the peace of rural life with excellent amenities just a short walk away. With its flexible layout, detached annexe and immaculate interiors, it's a home designed for modern life – stylish, comfortable and beautifully practical.

Set at the end of a gated driveway that is lined with towering rhododendrons, Wylde House has an unmistakable sense of arrival. From the outside, it retains the timeless character of its 1930s origins, but step inside and you're met with a beautifully modern interior. The original doors give a subtle nod to the home's history, tying the character of the old house beautifully into its new contemporary style. Surrounded by mature trees, landscaped lawns and open countryside views, it's a property that feels both established and effortlessly up to date.

The front door opens into a welcoming hallway with stairs rising to the first floor and doors to all main rooms.

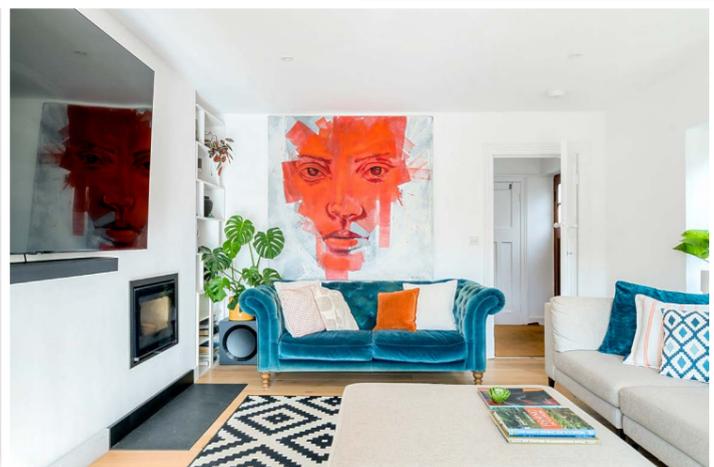
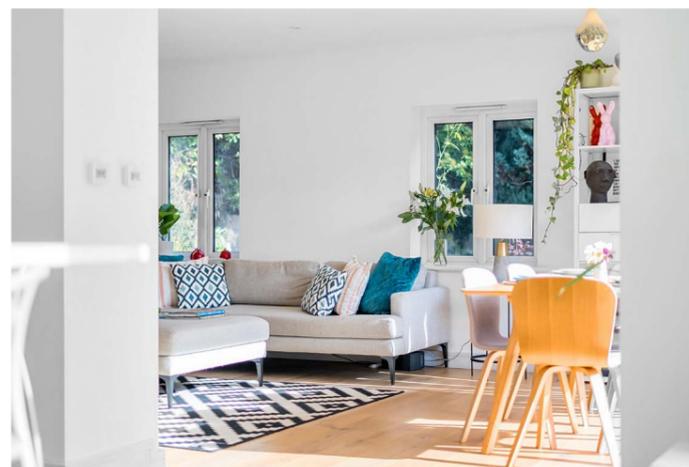




At the heart of the home is a large, open-plan kitchen, dining and living space that is south-facing, light-filled and designed for modern family life. The kitchen was relocated and completely redesigned as part of the renovation and features a huge island with breakfast seating, sleek cabinetry, a state-of-the-art induction hob with built-in extractor and a generous walk-in pantry. There's even a bifold serving window that opens to an outdoor coffee or cocktail counter.



From the living area, wide bifold doors open directly onto the terrace, creating an easy connection between the house and garden - ideal for everyday living and entertaining. The panoramic views are simply spectacular and a contemporary log burner adds warmth and character. The terrace runs the full width of the house and, being both sunny and sheltered, feels like a natural extension of the living space. There is plenty of room for outdoor seating, dining and a barbecue making it perfect for relaxing at any time of year.







A separate snug or TV room provides a cosy retreat that is ideal for film nights, quiet reading or use as a home office. The back door opens straight into a generous utility room with a built-in dog shower, perfect for country living with muddy paws and boots. This leads through to the plant room, where a glass-covered well discovered during the renovation now forms a striking design feature. A stylish cloakroom completes the ground floor.



The principal bedroom suite is south facing with far-reaching views across the gardens, paddock and towards Longleat Forest. Full height sliding doors open to a Juliette balcony, making the most of the incredible outlook and filling the room with natural light. The suite includes a generous dressing room and a luxurious en suite with a monsoon rain shower and dual wall-mounted fittings - all finished to a sleek, contemporary standard that feels calm and refined.





There are three further double bedrooms in the main house, each light, private and beautifully presented, plus a modern family bathroom with both bath and separate shower.





Above the detached garage sits a separate, self-contained two-bedroom annexe with far-reaching views. Accessed by steps from the driveway, it offers complete independence from the main house and includes an open-plan kitchen, living and dining space, two double bedrooms and a shower room. Perfect for guests, an au pair or carer, it's also an excellent option for anyone wishing to generate additional income through Airbnb.





The grounds are a true highlight - around two acres of beautifully landscaped gardens that feel wonderfully private. Sweeping lawns and terraces are framed by mature trees and shrubs, including a magnificent magnolia tree, towering pines and striking rhododendrons. The south-facing main terrace is sheltered and sun-drenched, providing an ideal spot for alfresco dining or simply relaxing outdoors. A gate from the garden leads into the paddock, where a small stream meanders through, and there's a separate access gate from the lane.





The property is approached along a sweeping 70 metre drive with electric gates. There is plenty of parking plus a garage fitted with electric doors. With its elevated position and peaceful outlook, the setting feels secure, private and perfectly in keeping with the house.





Behind its elegant exterior, Wylde House is one of the most energy-efficient homes of its kind, with an EPC rating of A. It has been fully rewired, replumbed and insulated, with an air source heat pump, solar panels, underfloor heating and a modern sewerage treatment system - delivering both sustainability and low running costs.





ABOUT THE AREA

Crockerton is one of those rare villages that manages to feel peaceful and secluded yet has everything close by. Just outside Warminster, it sits on the edge of Longleat Forest, a beautiful landscape of woodland, lakes and walking trails, and is surrounded by some of Wiltshire's finest countryside.

From Wylde House, you can stroll to The Bath Arms at Crockerton, a much-loved country pub, or to the Garden Centre with its popular café. There's also a well-equipped gym nearby, while Shearwater Lake and the Lakeside Café are a short walk away, perfect for morning coffee or a Sunday stroll.

Warminster is just a five-minute drive and has a good range of shops, supermarkets, cafés, and restaurants, as well as a mainline railway station with services to London Waterloo, Salisbury, and Bath. Westbury Station, around fifteen minutes away, also offers trains to London Paddington.

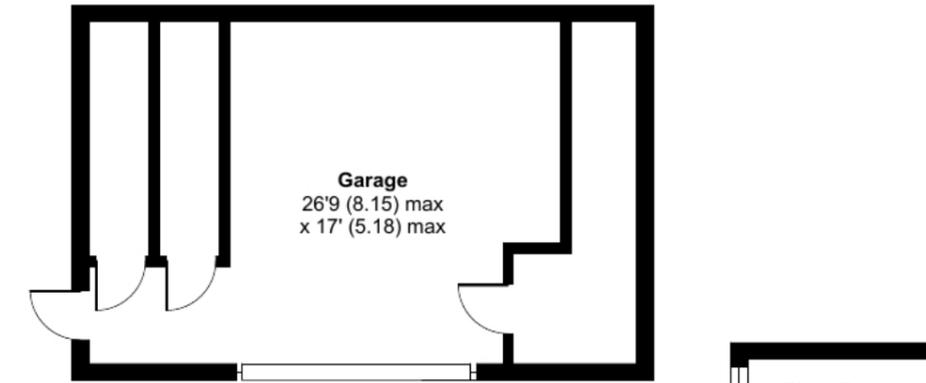
The area is ideal for those who love the outdoors, with excellent walking, cycling and riding routes in every direction. Local residents also benefit from discounted season tickets to Longleat Safari Park and Center Parcs.

With beautiful surroundings, easy transport links and a welcoming local community, Crockerton offers an enviable balance of countryside calm and day-to-day convenience - and Wylde House sits right at the heart of it.

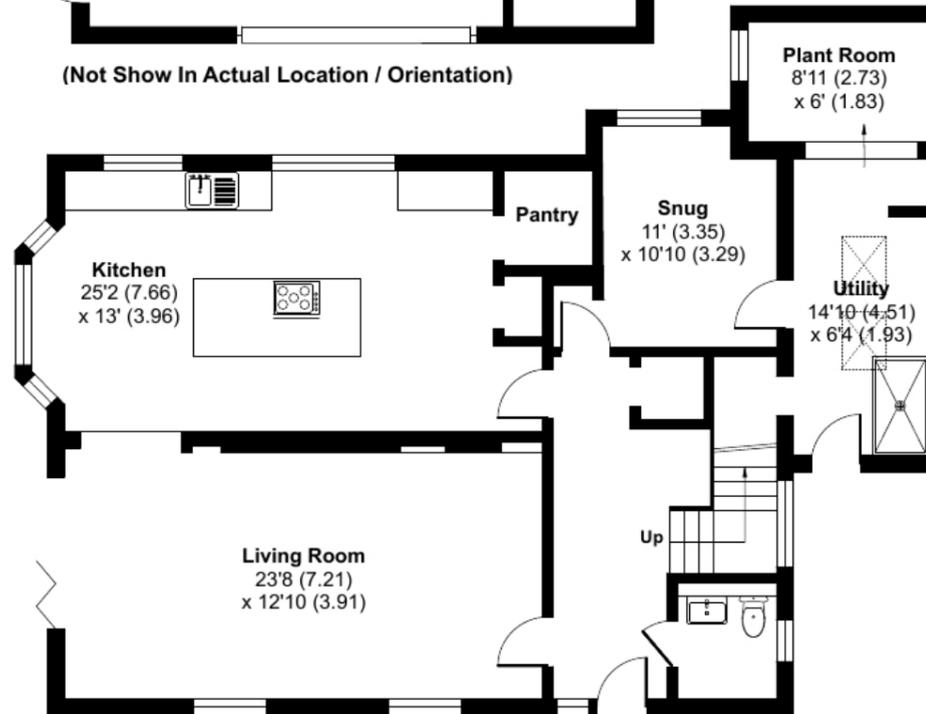
KEY FEATURES

- Beautifully renovated detached home set in approx. 2 acres
- A-rated energy efficiency with air source heat pump and solar panels
- Contemporary open-plan kitchen/living/dining room with bifolds to terrace
- Sleek modern kitchen with island & walk-in pantry
- Separate snug/TV room
- Spacious utility room with dog shower
- Principal suite with dressing room and luxury en suite
- Three further double bedrooms and stylish family bathroom
- Detached two bedroom annexe ideal for guests, Airbnb or staff accommodation
- Private landscaped gardens & a paddock
- Long gated driveway and garage with electric door

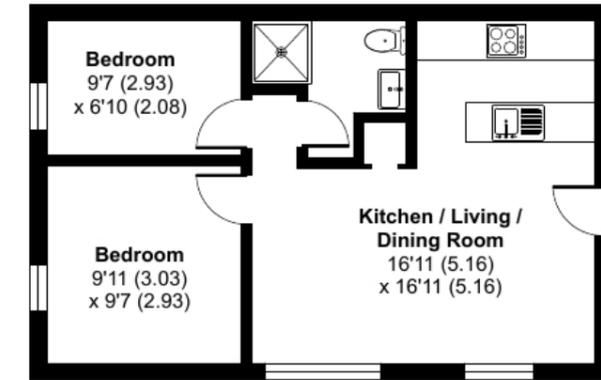
Address	Wylle House, Crockerton, Warminster, BA12 8AW
EPC Rating	
Tenure	Freehold
Council Tax	Band F
Local Authority	Wiltshire County Council
Property Size	2851 sq ft / 264.9 sq m including garage
Parking	Driveway and garage
Water & Waste	Newly installed water treatment plant
Heating	Air source heat pump. Underfloor heating throughout main house and annexe



(Not Show In Actual Location / Orientation)

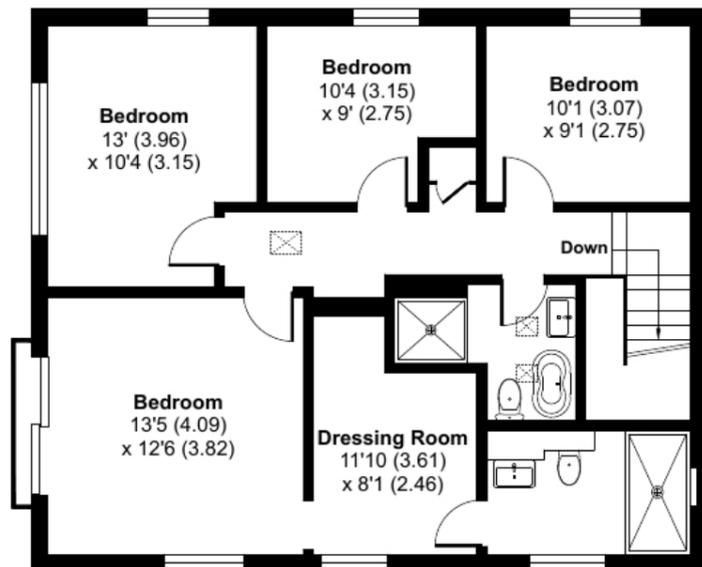


GROUND FLOOR



ANNEXE

(Not Show In Actual Location / Orientation)



FIRST FLOOR

Crockerton, Warminster, BA12

Approximate Area = 1942 sq ft / 180.4 sq m
 Annexe = 456 sq ft / 42.4 sq m
 Garage = 453 sq ft / 42.1 sq m
 Total = 2851 sq ft / 264.9 sq m

For identification only - Not to scale

WYLYE HOUSE

CROCKERTON

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