

THE MODERN HOUSE



Calne, Wiltshire
Sold

Hilmarton

The subject of a sensitive remodelling, this beautifully renovated four-bedroom house lies in a quiet and secluded position in the heart of the Wiltshire countryside. The house pairs the characterful architectural qualities of the original 1800s stone cottages with a modern extension and a pared-back material palette of stone, glass and wood. Internal living space of over 3,080 sqft spans three storeys, and private gardens extend to the front and rear. Surrounded by open fields and countryside, the village of Hilmarton is a short drive or cycle from the house, with Royal Wootton Bassett around six miles to the north.

The Tour

Approached via a quiet country lane, the house lies at the foot of a private driveway and sits low in its site, creating a sense of privacy and seclusion, with the primary entrance set within a striking glazed façade.

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A bright, open hallway connects the old cottages with the modern extension on both levels. Flagstone flooring runs underfoot through the arterial corridor, leading to all ground floor rooms, a cloakroom hidden behind a library wall, and a large wood store at the far end.

Primary living areas have a natural flow across one side of the plan, where full-height windows set into the timber frame encourage an excellent quality of natural light throughout the day and capture far-reaching views of the countryside. A modern kitchen is positioned centrally, connecting to the dining area set at one end. Glass doors slide directly to the decked terrace on two sides.

Walls washed in deep blue and a log-burning stove create a cosy snug on the cottage side of the ground floor and a window looking onto the front gardens. An additional sitting room or study lies adjacent, with another log burner and views onto the front gardens.

Ascending the central staircase, full height glazing features at both ends of the upper floor, with access from here to the four bedrooms.

The main bedroom is a peaceful, quiet room, the interior artfully combining a soft, textural, understated palette with crisp white walls. The open, vaulted ceiling creates a voluminous, double-height space, and floor-to-ceiling windows on three sides offer wonderful views and invite an excellent quality of light. This bedroom has an interconnected dressing room leading through to a bathroom with both a walk-in shower and a bath that overhangs the decked terrace, strategically placed to optimise the views across the countryside. A second bedroom in the modern side of the upper storey has an en suite shower room and an open vaulted ceiling providing volume and light.

In the older section of the house, there are two double bedrooms with Velux windows set into vaulted ceilings. Each is replete with original features, such as exposed trusses, fireplaces and the original timber floorboards. A large family bathroom sits centrally.

The entire basement level, accessed via the kitchen, is given over to an extensive utility and storage space. Well organised, it houses the ground source heat pump, solar thermal system and laundry appliances—ribbons of clerestory windows frame low-level views over the lawns. An external door at one end leads directly to a small yard with steps up to the rear gardens.

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Designed with energy efficiency in mind, the house has wet underfloor heating throughout. Heating and hot water are provided by a ground-source heat pump. Solar thermal roof panels offer an additional, energy-efficient source of water heating. The house also has a heat recovery ventilation system. Outside, rainwater is collected and stored in underground tanks to provide water for gardening all year round.

There is ample parking for several cars, and planning permission has been granted for the construction of a garage/workshop, details of which can be found [here](#).

Outdoor Space

A wide, decked terrace wraps the south and west sides of the house, creating sunny verandas for morning coffees or evening sundowners. The rear gardens are primarily laid to lawn, sloping to a natural pond with a freshwater stream beyond, defining the boundary; productive apple, damson, and greengage trees provide a hearty annual crop. A timber-clad outbuilding, also with a decked terrace, houses a workshop, tool store or studio, with an outdoor cloakroom. The original bread oven from the cottage is set into one wall and has been repurposed as a pizza oven.

Raised beds to the side of the house create plenty of scope for self-sufficient gardening, chock-full of flowers and vegetables. The front gardens have been beautifully landscaped, dense with herbaceous borders and perennial grasses, adding colour and interest throughout the seasons.

The Area

Open fields and countryside surround the house, meaning there is a rural backdrop from every aspect. A wide network of walking paths and bridleways are accessible directly from the garden.

For daily amenities, the independent shops and supermarkets at Royal Wootton Bassett and Calne are easily reached, and Lyneham is also accessible on foot or by bicycle. Rail connections are also good, with direct services to London from both Chippenham and Swindon stations, equidistant from the house, around 12 miles to the east and west.

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”.