The Old Farmhouse, Neston
The Old Farmhouse

Neston

A Grade II listed farmhouse with one bedroom Coach House/Annexe and Workshops.

Main Farmhouse
Ground Floor | Hall | Kitchen/Dining Room | Utility | Office Space | Living Room | Sitting Room | Study | WC | Wine Store
First Floor | Five Bedrooms | Three Bathrooms | WC
Second Floor | One Bedroom

Coach House/Annexe
Ground Floor | Kitchen | Shower Room | WC
First Floor | Open Plan Bedroom/Living Room

Garden and Grounds
Gardens | Kitchen Garden | Dining Patios | Lawn and Orchard
Drive and Parking | Boule Court | Double Carport and Workshops | Heated Covered Pergola | Double Garage
Three Adjoining Paddocks Available by Separate Negotiation

4 Wood Street, Queen Square,
Bath BA1 2JQ

01225 325999
charlie.taylor@knightfrank.com
knightfrank.co.uk
The Old Farmhouse is a Grade II listed property and is one of the original settlements in Neston with parts dating from the early 13th Century. The main farmhouse is 16th Century and the north wing was three workers cottages which were incorporated into the main house in the 18th Century, along with the adjoining Barn.

Situated between Chippenham and Bath, at the south-western edge of the Cotswolds, Neston is a small village just two miles from the market town of Corsham with a village pub a gym and a primary school, all within a five minute walk of The Old Farmhouse. Countryside walks can be enjoyed from the front door.

The town also has high-spec office sharing spaces, a post office, town hall and a stately home with a lake. The area is well served with schools: there are several highly rated nursery, primary schools and a secondary school.

Extensive improvements have turned this into a wonderful family home.
The entrance hall is light and bright and leads into a large inner hall with tiled flooring. There are stairs on both sides and doors into the ground floor living spaces - all with Sisal carpeting. There is a family office and generous living room with fireplace and double-aspect windows, including French doors onto one of the garden patios. At the other side of the hall, a sitting room (also with fireplace and double-aspect windows), has ceiling beams that reveal its heritage. This room leads to the study, with shelving, a log burner and stone mullion windows; approximately 50 percent of the windows in the house have been replaced with Heritage slimline double-glazing, and the remaining original windows restored.

The heart of the home, the kitchen/dining room, has large stone floor tiles, oak ceiling beams, windows and doors on two sides of this room and a large Inglenook fireplace with log burner. There are contemporary units, an eco-electric Aga, as well as a standard oven and hob, and all the usual fitted white goods. A generous utility room doubles as a cloakroom, with plenty of storage for outdoor wear.

The hall has a set of stairs leading up to a bedroom with vaulted ceilings and wooden beams. The main central stairs lead to the first floor where there are four further bedrooms, two with their own bathrooms, a family bathroom and a separate WC. The rooms all have plenty of built in storage/wardrobes and the bathrooms are all modern with quality fittings and natural light. On the second floor there is a vaulted ceiling bedroom (making six in total) with the old roof beams visible.
The house is approached via electric gates to a front courtyard with space for several cars, with the main farmhouse on one side, the double garage (with electric car charging capacity) and Coach House on the other and the carport and workshops beyond. The Coach House annex has its own gas boiler and central heating system, a kitchenette, shower room and WC on the ground floor, and a living space and bedroom on the first.

The gardens and grounds are mostly laid to lawn, edged with lavender beds and a mixed orchard in one corner, with the garden boundaries formed from estate fencing or hedging with estate gates giving direct access to the paddocks. There’s a kitchen garden with raised beds, a wooden-decked outdoor lounge area, and a paved patio that wraps around two sides of the house with two dining areas: one on the south-facing side under an oak Pergola with heating and the other facing west.

From Queen Square, continue to George St/A4. At the roundabout, take the 3rd exit onto the A4 slip road to Chippenham/Bradford on Avon/A363. Merge onto A4. Turn right onto Leafy Lane. At the roundabout, take the 1st exit onto Bradford Rd/B3109. At the next roundabout, take the 2nd exit onto Westwells Rd. Turn right onto Moor Green and then onto Moor Barton. The entrance to The Old Farmhouse is between two other properties on the right hand side with double gates which will open when approached by car.
History

Substantial restoration and modernisation has been made in more recent years (2008 onwards) - both internally and externally - including insulation, damp proofing, new kitchens and bathrooms, roof repairs, rewiring, new gas central heating systems, window refurbishment and much more.

There is existing planning permission for a 10m x 6m swimming pool (electrical supply is already installed).

Services

We are advised that mains water, electricity, gas and drainage are connected to the property.

Tenure

Freehold

Local Authority

Wiltshire Council: 0300 456 0100

Council Tax

Band F

N.B. The current owners rent the three adjoining paddocks under a separate agreement and these are available for rent by the new owners by separate negotiation.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing (information) as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated [xxxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxxxx 20xx].

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC353944. Our registered office is at 55 Baker Street, London W1U 6AN where you may look at a list of members’ names. If we use the term ‘partner’ when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0000, email to marketing.uk@knightfrank.com or post to our UK Residential Marketing Manager at our registered office above providing your name and address.
The paddocks edged blue are currently leased and are available for rent by separate negotiation 2.82 acres approx.

Sale area = 0.55 acre approx.