

Veny Farm, Sutton Veny, Wiltshire





An exquisitely designed country house surrounded by about **82 acres** of **picturesque grounds** with superb far-reaching views. Available as a whole or in two lots.

Summary of accommodation

Lot 1

Entrance hall | Drawing room | Study | Day room | Sitting room | Open plan kitchen and dining room | Rear hall | Utility room | Boot room | Store

Principal bedroom with dressing room and en suite bathroom | Two guest bedrooms with en suite bathrooms | Three further bedrooms | Bathroom | Shower room

Annexe: Kitchen | Sitting room/ground floor bedroom | Principal bedroom | Bathroom

Outbuildings: Car port | Garden storage | Stable building with games room, tack room, WC and additional garden store

Formal lawns | Three ponds | Paddocks

In all about 14.06 acres

Lot 2

Additional paddocks and woodland extending to about 68.78 acres

Approximately 82.84 acres in total

Distances

Warminster 3.4 miles (London Waterloo from 1 hour 54 minutes), Westbury Train Station 8.3 miles (London Paddington from 1 hour 11 minutes)

Frome 10.4 miles, Bath 20 miles, Salisbury 20 miles

(All distances and times are approximate)



Knight Frank Bath
4 Wood Street
Bath
BA1 2JQ
knightfrank.co.uk

Charlie Taylor
01225 325993
charlie.taylor@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

Hamish Humfrey
020 7861 1717
hamish.humfrey@knightfrank.com



Situation

Nestled in the heart of the Wylve Valley, Sutton Veny presents an idyllic blend of tranquil village life and quintessential English landscape. This charming village, steeped in history and natural beauty, offers an ideal location for those seeking the peace and privacy of rural life without sacrificing convenience.

Sutton Veny is surrounded by rolling hills and lush fields, punctuated by ancient woodlands and meandering rivers. The village itself is a picturesque tableau of heritage, with its beautiful stone-built houses, thatched cottages, and an historic 12th century church.

The community in Sutton Veny is vibrant and welcoming, with a range of local amenities including a well-regarded primary school, and a village hall that hosts a variety of events and activities. For outdoor enthusiasts, the surrounding area offers many opportunities for walking, cycling, and horse riding, with stunning views and an abundance of and wildlife.

Just 3 miles from the market town of Warminster and within easy reach of Bath and Salisbury (both about 20 miles), Sutton Veny enjoys the benefits of peaceful country living with the convenience of nearby cities.





There is a regular direct rail service from Westbury to London Paddington, taking from 1 hour 11 minutes and the A303 is about 8 miles to the south giving road access to London and the South West.

Veny Farm

Situated within sprawling grounds of about 82 acres, Veny Farm is available to buy as a whole or in two lots.

Lot 1

The house stands as a testament to refined country living, seamlessly blending the timeless charm of a barn conversion with contemporary elegance. Accessed via a discreet private road on the periphery of this sought-after village, the property is introduced by majestic stone gate piers, leading to a sweeping gravel driveway with views over the rolling hills and countryside beyond, that meanders through up to the house passing the ponds, culminating in a generous parking and turning area that sets the stage for this magnificent home.

Constructed with meticulous attention to detail roughly 20 years ago, Veny Farm extends over an impressive 7,500 square feet of immaculate accommodation. The design ethos prioritizes light and space, employing extensive glasswork to ensure each room is bathed in natural sunlight. The entrance, grand in scale and warm in welcome, introduces the home's principal reception rooms, among which the drawing room stands preeminent. Vaulted ceilings adorned with exposed beams, paired with a magnificent fireplace, create a grand yet inviting ambiance perfect for hosting and relaxation alike.

A gracefully appointed corridor, laid with stone flooring, guides you from the entrance hall, past the study, day room and sitting room—with its cozy wood burner—to the exceptional kitchen and breakfast room. Here, floor-to-ceiling glass offers unobstructed views of the verdant gardens, while the bespoke kitchen boasts modern appliances and a substantial central island, ensuring both functionality and aesthetic appeal. The ground floor also features a utility room with independent outdoor access, a boot room/boiler room, and a wine cellar, epitomizing practical luxury.

The first floor, accessible via a galleried landing, is home to the private quarters, where the principal bedroom, complete with a dressing room and an exquisitely finished en suite bathroom, offers a serene outlook with views over the gardens and land beyond. Five additional bedrooms, two with en suite bathrooms, and a separate family bathroom, all mirror the home's commitment to quality and comfort.

Outbuildings

Complementing the main house, a range of attractive outbuildings includes secondary accommodation within one of the barns, currently comprising a kitchen, bedroom, and bathroom, with a sitting room/ground floor bedroom. Next to this annexe is a car port for two vehicles. Further along the drive, a modern stable block containing games room and, tack room and machinery store await, offering possibilities both for entertaining and for equestrian enthusiasts.

Approximate Gross Internal Floor Area

Main House = 561 sq m (6,042 sq ft)

Carport = 30 sq m (321 sq ft)

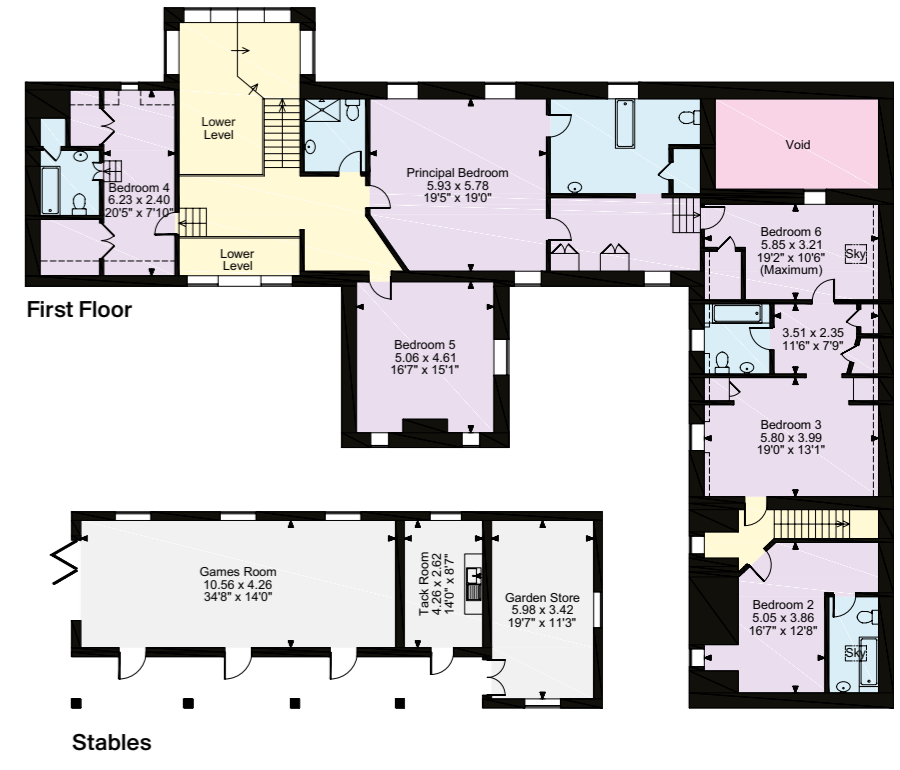
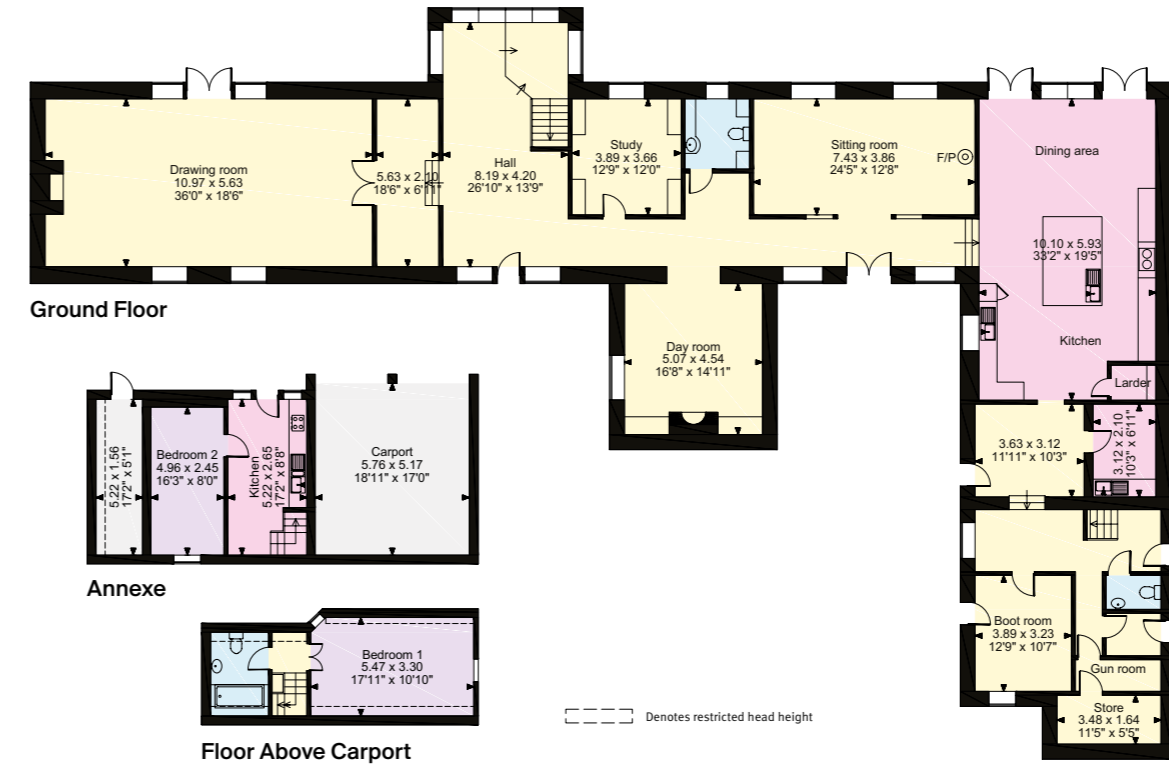
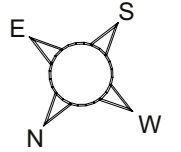
Stables & Outbuilding = 87 sq m (940 sq ft)

Annexe = 48 sq m (514 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

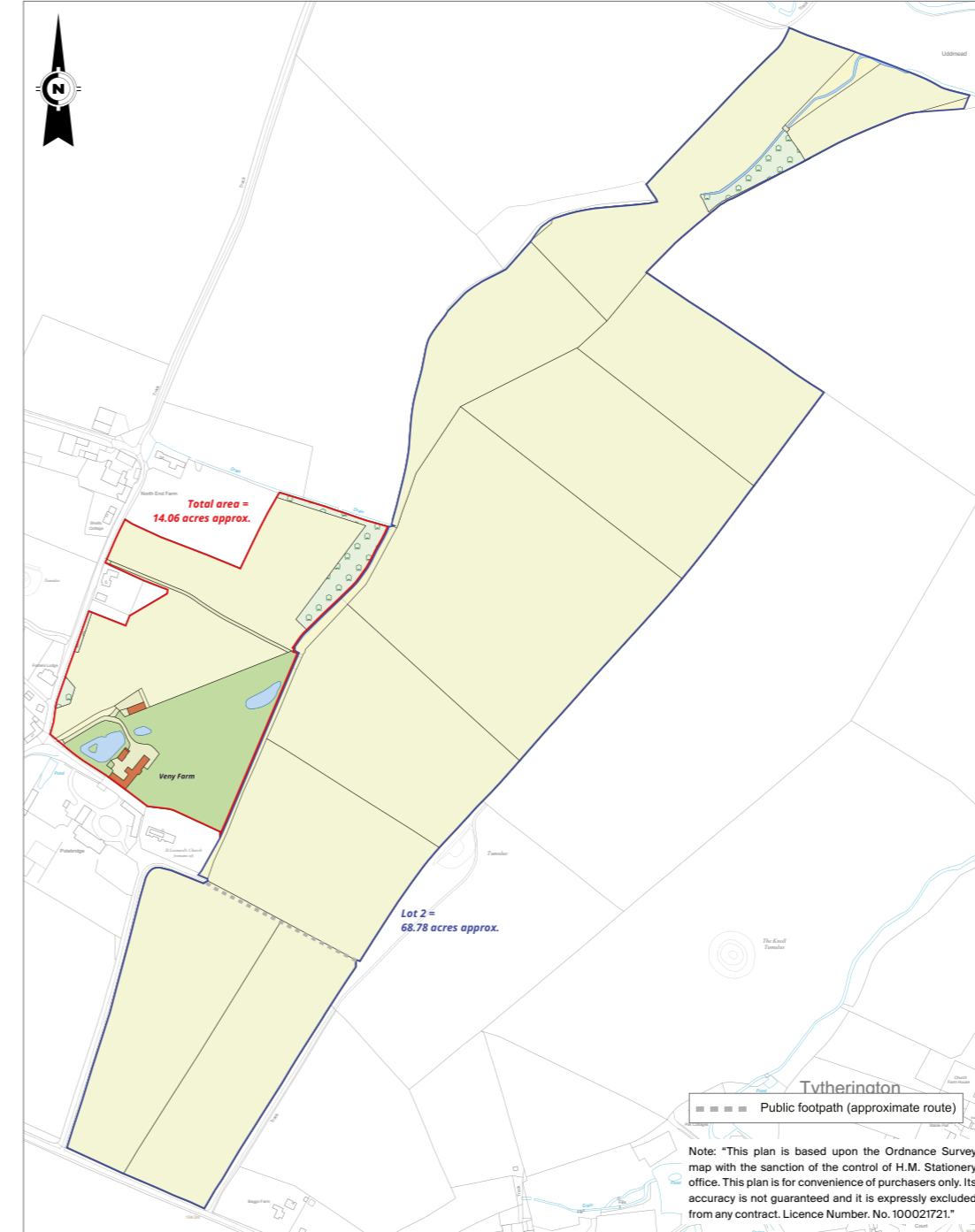


Gardens and grounds

The gardens enveloping Veny Farm are a testament to thoughtful landscaping, providing a blend of privacy, beauty, and tranquillity. The formal gardens, with their expansive lawns and mature plantings, segue into a picturesque pathway through some woodland, complete with a meandering stream. The grounds within Lot 1 extend to approximately 14.06 acres.

Lot 2: Farmland

Beyond the cultivated grounds, are approximately 68.78 acres of pasture, presently let under a three-year Farm Business Tenancy. Some of the paddocks are divided by attractive post and rail fencing and stock fencing. The paddocks are divided by attractive post and rail fencing, and extends to the north, east and south of the house with far reaching views over the surrounding countryside. Close to the northernmost boundary is an attractive copse leading down towards the River Wylde. There is also an additional pond.



Services

Oil fired central heating. Private drainage. Mains electricity and water.

Directions (BA12 7AL)

What3words: ///heap.emporium.graver

Property information

Tenure: Freehold

Local Authority: Wiltshire Council wiltshire.gov.uk

Council Tax: Band G

EPC Rating: D



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.

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Particulars dated April 2024. Photographs and videos dated 2023.

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