



Home Farm, Harts Lane, Biddestone, Chippenham, Wiltshire, SN14 7DQ

Price guide £2,750,000

Located within the heart of the popular and sought after village of Biddestone, on the outskirts of Chippenham, Home Farm offers huge potential. It's 7.1 acre plot encapsulates a seven bedroom detached farm house and three bedroom detached cottage along with further outbuildings with potential for conversion including The Dairy, Barn and tiled Cart Shed. There are private gardens and paddock to the rear. An opportunity not to be missed.

- **Seven Bed Detached House**
- **Detached Cottage**
- **Multiple Outbuildings**
- **7.1 Acre Total Plot Size**
- **Private Gardens & Paddock**
- **Central Village Location**
- **Development Potential STP**
- **Mains Services Connected**

History of Home Farm

Once part of the Hartham Estate, Home Farm has been part of the same family for over three generations. Whilst originally a dairy farm, in later years it has been used to rear Beef Cattle. The farmhouse its self is believed to have been built mid18th Century and is Grade II listed along with The Barn and Dairy. Later editions include the detached cottage and numerous semi permanent barns, stores and sheds.

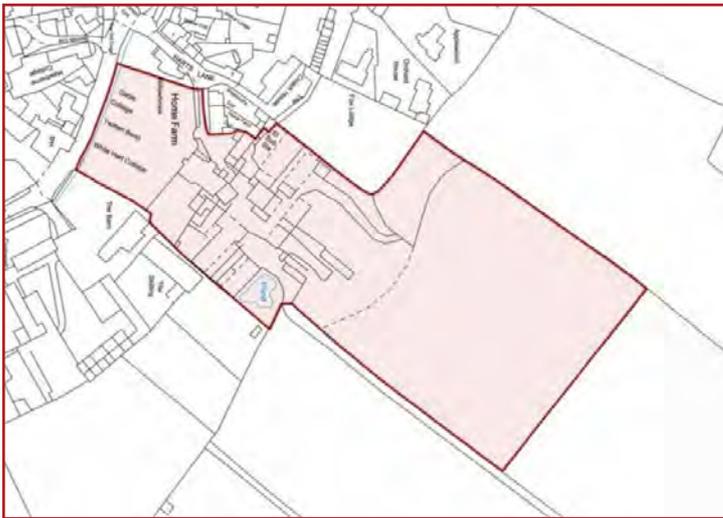
Biddestone

Biddestone is a small, rural and picturesque village in North West Wiltshire, England, with a population of a few hundred. It is situated near Castle Combe (4 miles), Lacock (6 miles), and Chippenham (5 Miles) with its Mainline Train Station to London Paddington (C.1h 10 minutes) and access to the M4 Junction Junction 17 (7 miles). Biddestone has a small Norman church (St. Nicholas's), The White Horse Public House and a duck pond situated in a green at the centre of the village. There are also two smaller chapels, one of which is closed, the other recently re opened for its 150th anniversary in 2004. There is also a sports ground where football, cricket and tennis are played along with a village hall.



Land

The total plot size is 7.10 Acres (2.87 Hectares) of which 4.05 acres is the rear paddock accessed from the grounds of the main house.



The Farm House

The Farm House is in need of repair and modernisation with accommodation arranged over three floors, the farm house offers flexible living. Comprising; three reception rooms, study, utility room, kitchen and scullery. Further rooms on the ground floor

include two store rooms and a boiler room. On the first floor there are five bedrooms, bathroom and three shower rooms. On the second floor there are a further two bedrooms and an area of storage. Externally there is access to a number of storage spaces. Attached to the main home is the Malt House which is not currently a habitable area. This extensive property could possibly be converted into a quality care home, subject to planning.



Pear Tree Cottage

Detached from the Farm House, Pear Tree Cottage offers three bedrooms, bathroom and en suite to the ground floor bedroom with open plan Kitchen and living area.





Private Gardens

Surrounding the main house and cottage are the private gardens laid to lawn with a wide variety of trees and shrubs and enclosed mostly by dry stone wall.

Access & Parking

The property can be accessed from Harts Lane and The Green. The access from The Green enters via a five bar gate on to an area of gravelled driveway. The access from Harts lane is shared and provides parking to the side of the farm house as well as access to the stables, barns, stores and rear paddock.

Outbuildings

The outbuildings are in need of repair and modernisation. The three key structures are The Dairy, Barn and Cart Store. The Dairy and Barn are Grade II listed. All offer potential (subject to planning) for conversion in to habitable dwellings.



Joint Agents

Home farm is marketed in connection with AJW Land & Development, Malmesbury. www.ajwlanddevelopment.co.uk



Viewings

ALL APPOINTMENTS MUST BE MADE VIA KINGSLEY PIKE ESTATE AGENTS. TELEPHONE 01249 464844 OR EMAIL SALES@KINGSLEYPIKE.CO.UK

Drone Images

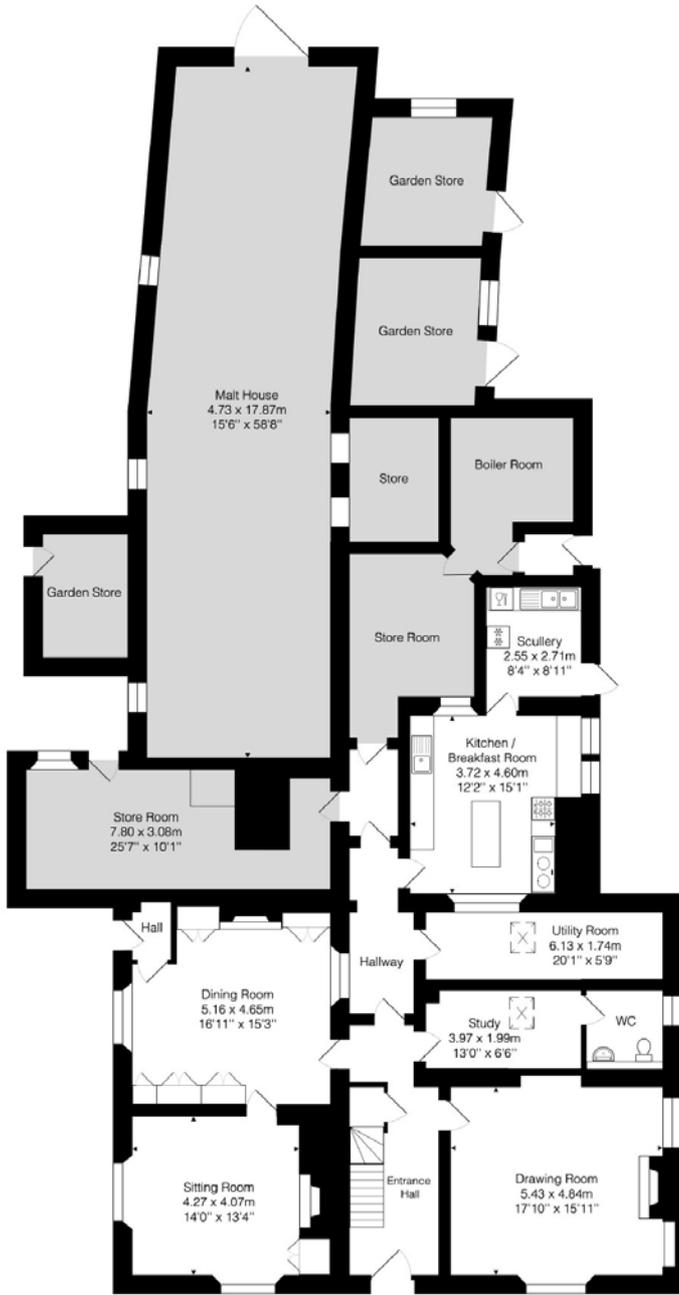
All aerial images were taken by Marlinmedia - UAS Drone Pilot - Full Liability Insurance.

Internal Images

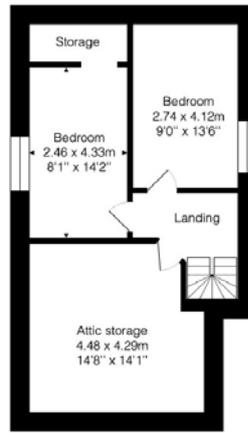
Internal images of the main house and pear Tree Cottage were taken over one year ago.

Opening Times

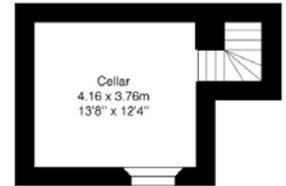
Monday - Friday 9.00am - 6.00pm / Saturday 9.00am - 4.00pm



Ground Floor
Area: 356.2 m² ... 3834 ft²

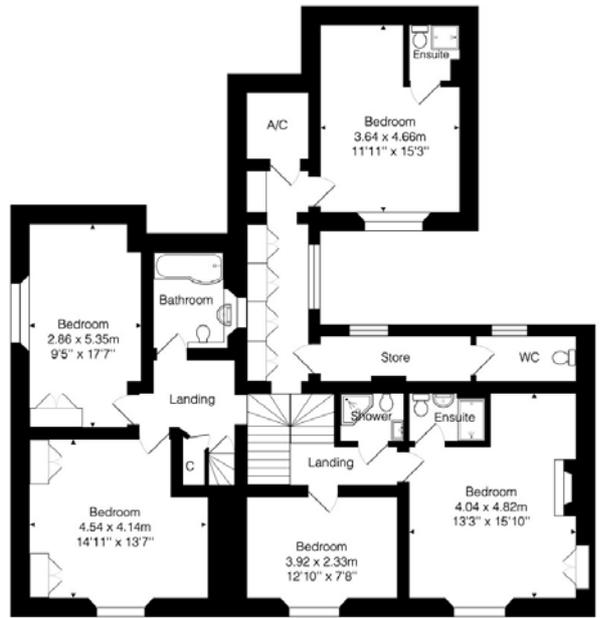


Second Floor
Area: 51.1 m² ... 550 ft²



Basement
Area: 18.1 m² ... 195 ft²

Total Area: 563.0 m² ... 6060 ft²



First Floor
Area: 137.6 m² ... 1481 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
Area includes internal and external wall thickness
www.energysassessmentservices.co.uk

All measurements are approximate. Photography included within these sale particulars was prepared by Kingsley Pike Estate Agents in accordance with the Seller's instructions. The services, equipment, fixtures and fittings have not been tested and therefore cannot be relied upon as in working order. Room sizes should not be relied upon for carpets or furnishings.



"Local Knowledge Quality Service"

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