



Pinkney House, Keevil, Wiltshire BA14 6NH

£925,000

**COOPER & TANNER**  
THE ART OF AGENCY

# Pinkney House, Keevil, Wiltshire BA14 6NH

Attractive period former farmhouse in need of updating; set on a no-through lane with fine gardens, a courtyard of red brick buildings and paddocks, together with a workspace and a 1 acre paddock and a 1 acre copse. All about 4 acres.

- 5 bedrooms. 3 bath/shower rooms
- 5 reception rooms. Kitchen
- Grade II listed. 17<sup>th</sup> Century
- Many period features
- Pretty gardens. Orchard
- Courtyard of traditional buildings
- Separate Workspace/Office
- Paddocks and Copse. In all 4 acres
- Devizes & Trowbridge 7 miles
- Bath 16 miles

Bath 16 miles

## Viewing

Strictly through Cooper & Tanner on  
01373 455060

## Description

A traditional Grade II listed stone built farmhouse dating back to the 17<sup>th</sup> Century set on a quiet country lane in the heart of the Wiltshire countryside. To the rear is a classic English country garden with an abundance of shrubs, trees, plants and orchard all enclosed within red brick walls and a stream with a tennis court. There is a traditional courtyard of period outbuildings that could suit a variety of uses. The house is in need of updating,

but this is an exciting opportunity to renovate this lovely farmhouse whilst retaining exposed beams, floorboards, fireplaces and paneling that will make this a stunning family home. There is a further outbuilding/workshop with a 1 acre paddock, and a small copse of about 1 acre across the lane from the house.

**Note:** The seller will consider selling the house and garden separately from the workspace and paddock and the copse.



## The Accommodation

A pretty farmhouse under a stone tiled roof dating back to 1684 with later additions. To the front of the house a tiled verandah leading to a wooden front door and into the entrance hall which has exposed beams, brickwork and a wooden floor with a door leading into the gardens. A dual aspect sitting room has a fireplace with wood-burning stove inset and stone mullion windows to the front and windows with shutters and French doors to the rear gardens. The drawing room has higher ceilings and is an elegant room with picture rail, sash windows and shutters and a cast iron fireplace with built in cupboards to

either side of the fireplace. The kitchen has a basic range of cabinets including a breakfast bar, sink and electric cooker point and plumbing for a dishwasher. There is also a door to the front gardens. The dining room has exposed wooden floorboards with a red brick fireplace with wood-burner and separate bread oven inset. There is a further reception hall leading out into the courtyard which is likely to be the entrance used on a daily basis due to its proximity to the parking area. There is a large playroom accessed from the garden, a further studio and a cloakroom and utility area.

On the first floor the bedrooms are all different in style and character with a double bedroom that has exposed wooden floor boards, and partially exposed 'A' frame beams and built-in

cupboards. There are three further double bedrooms with two bathrooms. There is an enclosed staircase that leads up to the attic there is a further double bedroom with shower room.

## Outside

The pretty gardens surround the property to three sides and are enclosed by brick walls and bordered by a stream. The mature and established gardens are enchanting and well stocked with peonies, roses, honeysuckle, climbing roses and wisteria. A large copper beech tree sits to the side of the house with vegetable beds and fruit canes. There is an orchard, a tennis court and a red brick potting shed.

## The Courtyard

A versatile range of traditional farm buildings and workshop space consisting briefly of:

Car port (8.23x5.27m) Concrete floor with brick, stone and timber walls. Block built white rendered building with tiled roof. (5.03x3.76m). Timber and tiled workshop (2.9x6.35m) red brick floor, large double doors to front and rear giving vehicle access, power and light and exposed beams. Red brick workshop (13.3x8.83m) red brick walls, timber sliding door and cfc roof sheets. Former cow stalls (8.12x4.19m) tiled roof.

## Pooch Corner.

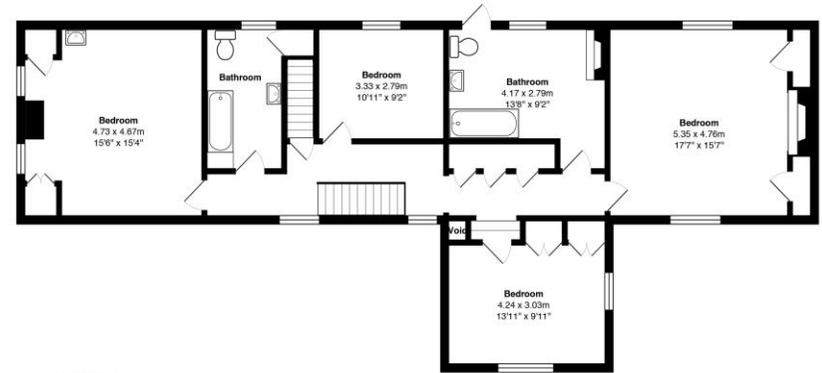
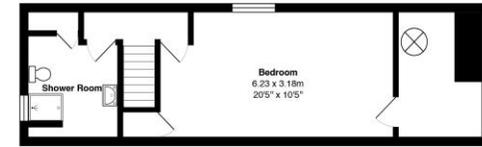
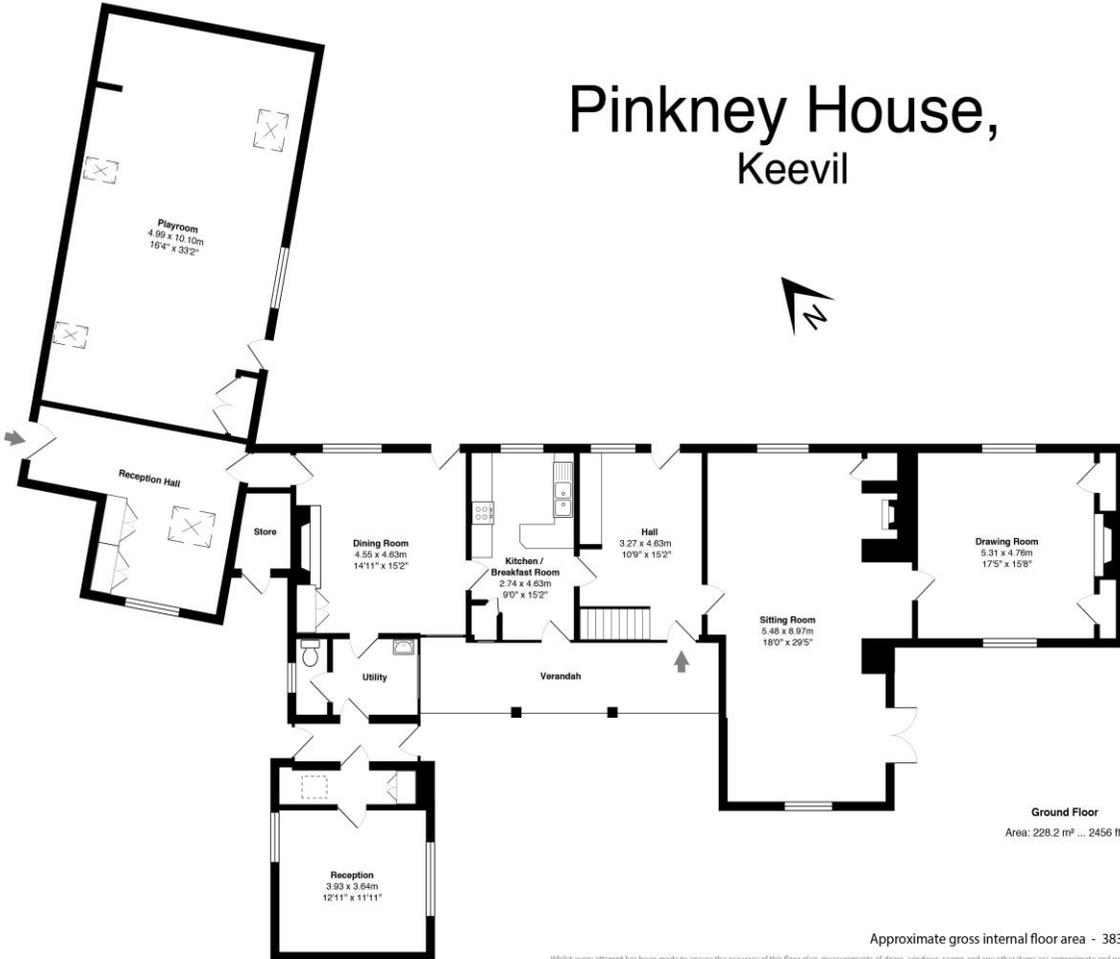
Opposite the entrance to the courtyard is a detached, block built workshop/studio and a paddock of about 1.5 acres.

## Copse.

Just over 1 acre of woodland.



# Pinkney House, Keevil



Approximate gross internal floor area - 383 m<sup>2</sup> / 4,120 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of this floor plan, 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All room measurements are maximum dimensions.

**IMPORTANT NOTICE:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

**Area and Sales Plans**

The area and the sale plan have been calculated and produced using Promap mapping software (Ordnance Survey Licensed) and referenced where possible to the HMLR Title plan, however they may not correspond with other mapping services. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.





Pinkney Farm

WB

C

46.0m

Pooh Corner

D

Pinkney House

Tennis Court

E

45.1m

FB



### Location

Set in open countryside between the villages of Keevil and Bulkington on a quiet country lane adjacent to a working farm. Village amenities are available in Keevil or Bulkington. The nearest village shop is in Seend, with primary schools in Keevil and Seend, with the latter benefiting from a playgroup. Bulkington and Keevil have village pubs. The market towns of Devizes, Melksham and Trowbridge are all about 7 miles away, with the cities of Bath & Salisbury also within easy reach. Private schools in the area are excellent with Stonar, Dauntsey's and St Mary's, Calne all in the area.

Transport links are good with rail links to London, and the M4 at Bath and Chippenham. Equestrian facilities locally are well placed West Wilts Equestrian Centre, the local Pony Club being the Avon Vale, and Hunting with the Avon Vale and Beaufort Hunts. There are an abundance of leisure facilities and country pursuits in the area with countryside walks and cycle rides. Tourist attractions such as Bowood, Longleat, Chalfield Manor, Kennet and Avon canal with the beautiful villages of Lacock and Castle Combe, and the picturesque Cotswolds on the door step.

### Services

Private Drainage, water, electricity and BT are all connected. Oil fired central heating.

### Local Authority

Wiltshire Council, Bradley Road, Trowbridge, Wiltshire BA14 0RD  
Tel: 01225 776655.

### Tenure

Freehold.

### Council Tax Band

Band tbc.

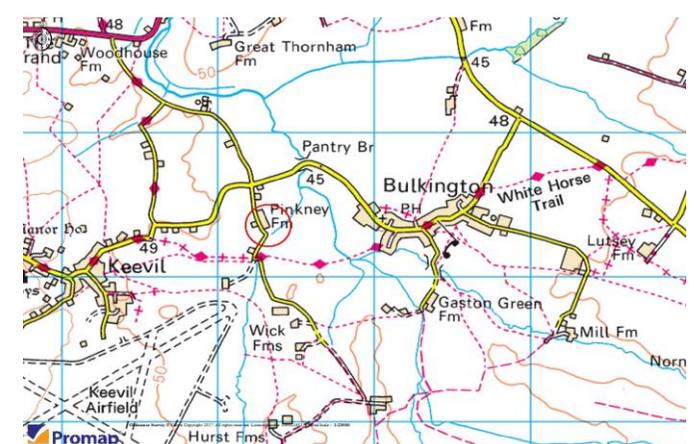
### EPC Rating

Not required.

### Directions

Follow the A361 towards Devizes - take a right hand turning sign posted Bulkington. Follow this road and go straight over at the crossroads signposted Wick & Hurst Farms. Pinkney House can be found on your left hand side.

MDH Ref: 15/06/20





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