



Chattan Wick Farm
Keevil



Chattan Wick Farm Keevil BA14 6NH

A handsome 5 bedroom Grade II Listed farmhouse set in a delightful rural location amidst 5.5 acres with stunning views, a manege and a range of stabling and outbuildings.

- Grade II Listed Farmhouse • 5 Bedrooms • 5.6 Acres Grounds With Pond • 4 Reception Rooms • Bespoke Kitchen With Aga • Range Of Stables • Outbuildings & Manège • Delightful Rural Views • No Onward Chain • •

Guide Price £895,000



Description

A handsome 5 bedroom Grade II Listed early 18th Century farmhouse set in a delightful rural location amidst 5.6 acres with stunning views. There is a manège, a range of stabling, a pond and further outbuildings. The house retains a wealth of character features to include an impressive Inglenook fireplace, former bread oven, stone mullion windows and exposed ceiling beams. The generous accommodation comprises on the ground floor four reception rooms complemented by a beautiful bespoke kitchen with granite worktops, limestone flooring and an 'AGA'. There is also a refitted cloakroom and utility. On the first floor there are four double bedrooms, master with en suite, a stylish family bathroom whilst there is an impressive 28ft bedroom and en suite bathroom running the entirety of the second floor. Those who enjoy equestrian pursuits will be delighted to find 4 stables, a tack room and feed store, a 60m x 20m manege and circa 5.5 acres of paddocks and formal gardens. There is ample parking and open fronted garaging.

Situation

The property is set down a country lane away from any main roads with fields to all sides, located between the villages of Bulkington and Keevil. Bulkington has a church and a popular Public House called The Well. Keevil has a thriving community and provides a Norman church, a popular primary school and pleasant rural walks. Located in the heart of the West Wiltshire countryside, Keevil is well placed for easy commuting to the neighbouring towns of Trowbridge, Westbury, Melksham, Devizes, Salisbury. The World Heritage City of Bath lies only 17 miles away and boasts a superb range of amenities. A Mainline station can be found here with further stations in Chippenham, Westbury and Pewsey.

Directions

Leave Devizes on the Bath Road (A361), turn left off the dual carriageway sign posted to Poulshot. Continue through the village and at the 'T' junction turn right and then first left sign posted towards Bulkington and Keevil. Continue through Bulkington and then take a left hand turn sign posted Wick and Hurst Farms. Proceed along the road for 3/4 mile until reaching Chattan Wick Farm and Stable Cottage on the right hand side.

Services & Council Tax

Oil Fired Central Heating. Mains Water and Electricity. Private Drainage. Council tax band 'G.'



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



Chattan Wick Farm
 Approximate Gross Internal Area = 333.3 sq m / 3588 sq ft
 Small Barn = 49 sq m / 527 sq ft
 Stable Block = 135.6 sq m / 1460 sq ft
 Total = 517.9 sq m / 5575 sq ft



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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