



Heath Farm
Garsdon

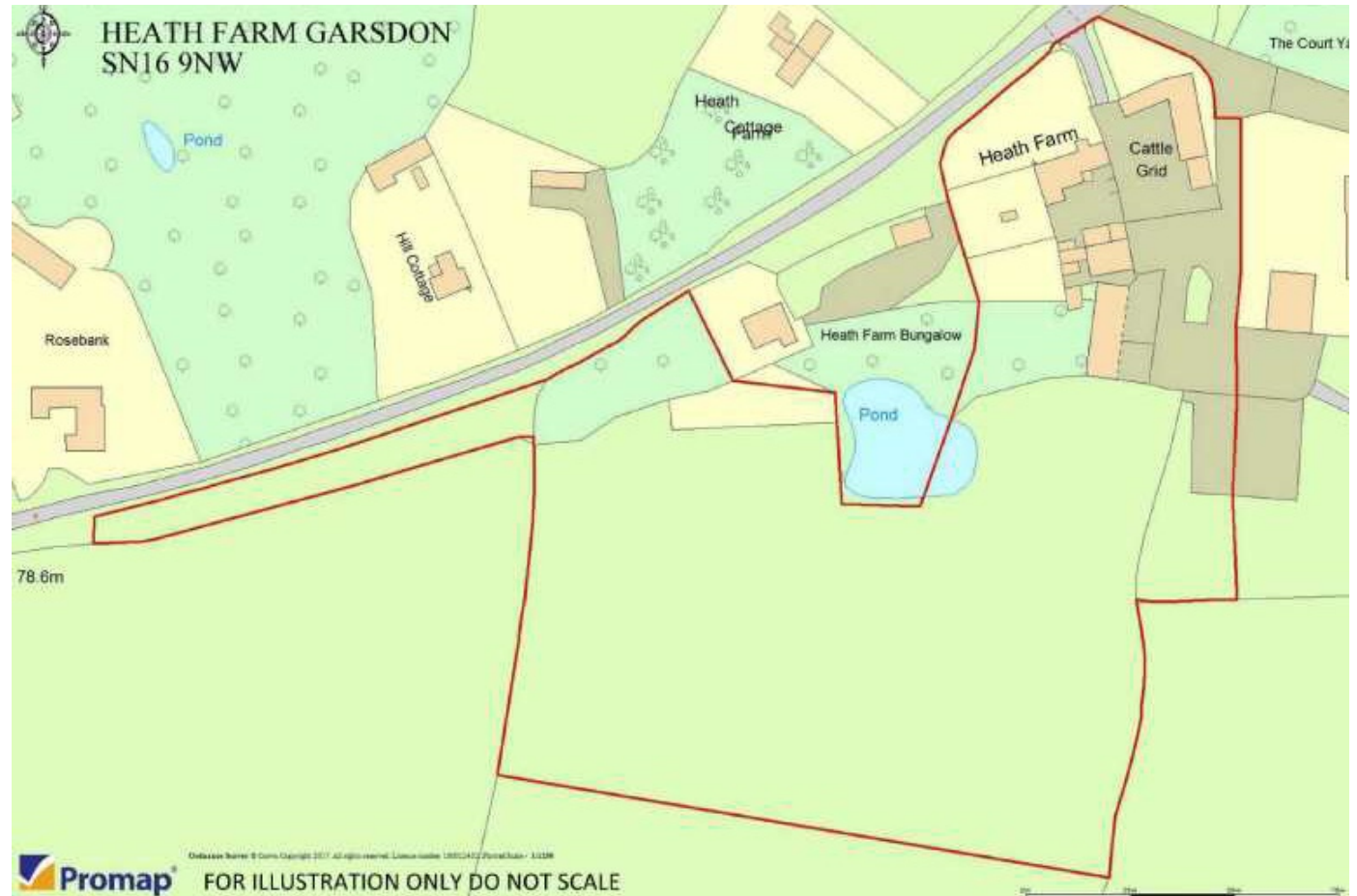


Heath Farm Garsdon SN16 9NW

A substantial farmhouse requiring modernisation, set in grounds of approximately 5 1/2 acres with an extensive range of outbuildings and three self contained cottages.

- Large Period Farmhouse
- Rural Setting with Views
- 4 Generous Bedrooms
- 3 Receptions + Attic Rooms
- Garages & Workshop
- Yard + Outbuildings
- 3 Holiday Cottages
- Gardens and Paddock

£1,100,000



Description

Heath Farm is a substantial farm house located in an idyllic rural setting in grounds of approximately five and a half acres. The property requires modernisation and redecoration as well as offering the potential to extend the current footprint subject to the usual planning consents. The ground floor comprises three principle reception rooms, a kitchen breakfast room and shower room. There are four generous bedrooms and a family bathroom on the first floor. Stairs from the landing rise up to three spacious attic rooms. Externally the property stands amid established gardens which are predominantly laid to lawn with stunning views from the front over rolling countryside. To the rear a large driveway provides ample parking and turning space with an extensive range of outbuildings to include a double open garage, two large workshops and a covered yard. To the left hand side of the driveway three self contained cottages provide the opportunity for additional rental income.

Situation

Garsdon is a small, picturesque and desirable hamlet situated about three miles north east of Malmesbury with a pretty church and this rural community is a delightful mix of villages houses, ancient farms and beautiful open countryside. The larger villages of Charlton and Lea have amenities that include an excellent village school and two popular public houses. Malmesbury is a perfect blend of old and new; narrow medieval streets, ancient monuments and historic gems are complimented by modern shopping and quaint boutiques. This thriving, pretty market town offers a wealth of buildings of architectural interest including the ancient Abbey, whilst also having a wide range of shops, services, schooling and leisure facilities. There are good public transport services and road access to the larger towns of Cirencester, Chippenham, Bath and Swindon with junction 17 of the M4 just 5 miles south of Malmesbury. High speed trains from Chippenham 1(10 miles) link with Kemble (5 miles)link with London Paddington.

Directions

From the BP garage in Malmesbury take the second exit signposted Minety, after 100 yards turn right into Milbourne Lane. At the crossroads go straight ahead signposted Garsdon. After approximately a mile the entrance to the property will be found on the right hand side.

Services & Council Tax



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		37	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		31	70
England & Wales		EU Directive 2002/91/EC	



Heath Farm Garsdon SN16 9NW
 Approximate Gross Internal Area = 212.9 sq m / 2291 sq ft
 2 Heat Farm House = 219.6 sq m / 2363 sq ft
 Attic = 88.4 sq m / 951 sq ft
 Outbuilding = 160.2 sq m / 1724 sq ft (Excluding Yard)
 Total = 681.1 sq m / 7329 sq ft



Floorplans © 2017
 0203 9056099 Ref: 186973
 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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- Corsham

- Marlborough
- Malmesbury

- Royal Wootton Bassett
- Devizes

- Swindon
- North Swindon