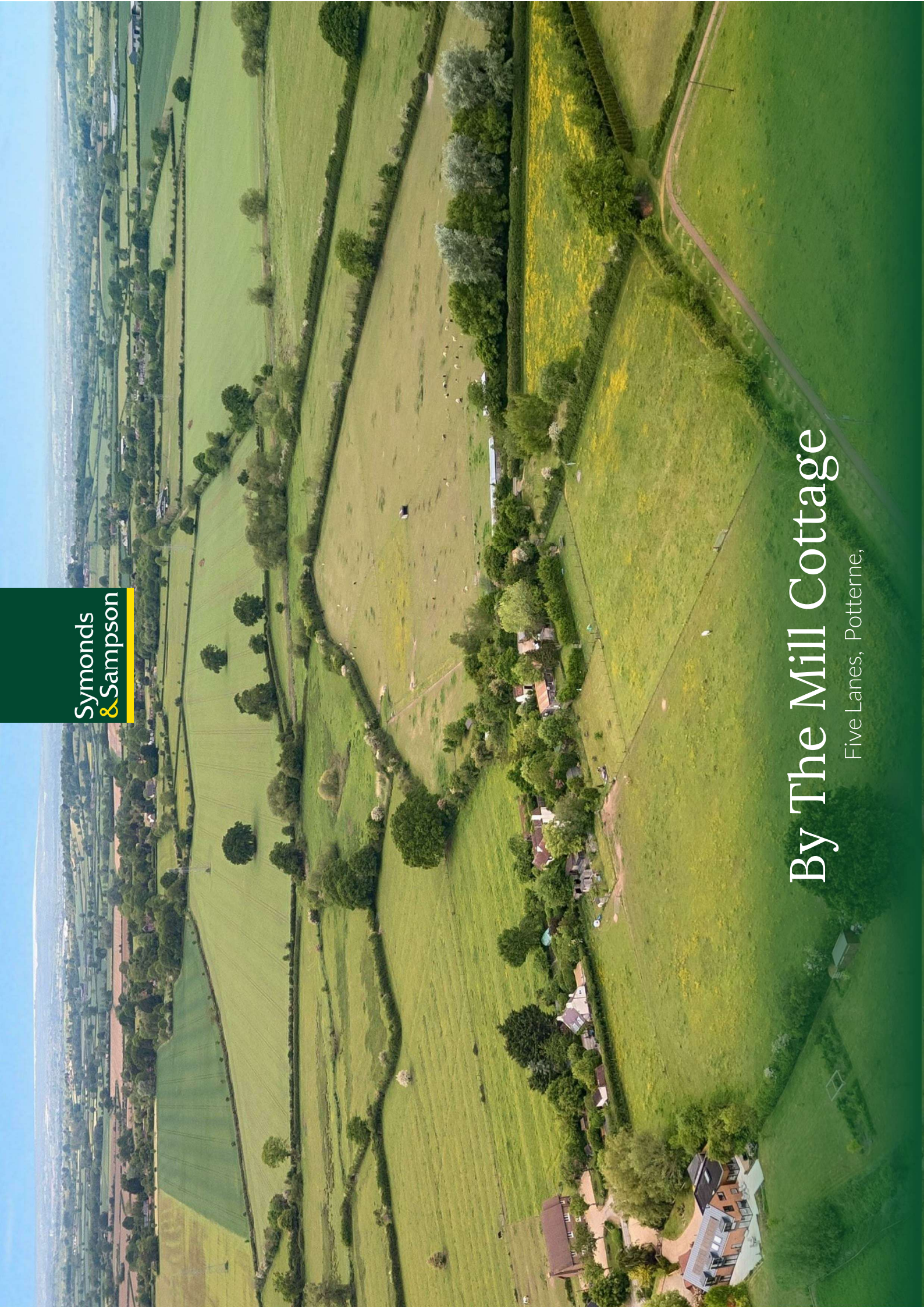




Symonds
& Sampson

By The Mill Cottage

Five Lanes, Potterne,

By The Mill Cottage

Five Lanes
Potterne
SN10 5TE

An attractive rural smallholding nestled between
Potterne and Poulshot



- Quiet and private position
- Rural, detached five bedroom property
- Profitable kennels and cattery
- Useful outbuildings and stabling
 - Level pasture land
 - 46.20 acres
- Available as a whole or in three lots:

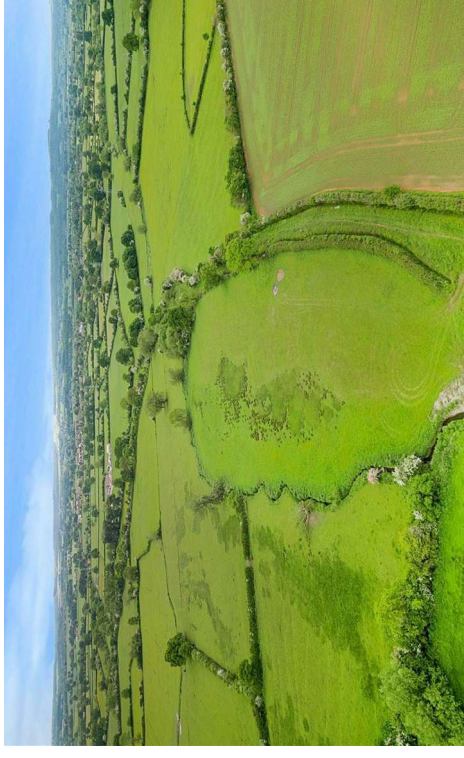
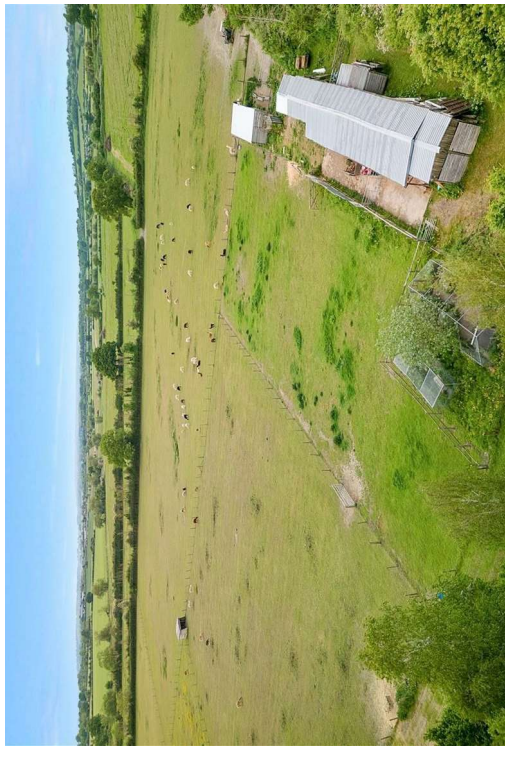
- Lot 1 - Guide £1,500,000
- Lot 2 - Guide £450,000
- Lot 3 - Guide £195,000

Guide Price £2,145,000
Freehold

For sale by private treaty

Devizes Agricultural
01380 710535
devizes@symondsandsampson.co.uk





INTRODUCTION

By The Mill Cottage is a rurally located smallholding with a healthy income stream from the kennel and cattery business. Nestled in a private and picturesque location, it offers the opportunity to purchase a profitable business, a private small holding, suitable for a multitude of uses or simply to enjoy as a family home.

SITUATION

The property is set down a quiet country lane, located between Potterne, Poulshot and Worton. Approximately two miles southwest of Devizes and one mile east of Potterne, all local conveniences are a stones throw away whilst being able to enjoy a quiet rural location in picturesque area of Northeast Wiltshire.

The larger commercial centres of Chippenham and Trowbridge are approximately ten miles north and eight miles west respectively and provide a comprehensive range of recreational, retail and business facilities including a mainline railway station with direct connection to London Paddington.

The area has many comprehensive and private schooling options, Dauntseys school, Lavington School, Matravers School, Bitham Brook Primary School, Westbury C of E Junior School, Silverwood School, St Georges C of E Primary School, Devizes School to name a few are all within a 15-mile radius.

Five Lanes, Potterne, Devizes

Approximate Area = 2544 sq ft / 236.3 sq m
 Outbuilding(s) = 4329 sq ft / 402.2 sq m
 Garage = 325 sq ft / 30.2 sq m
 Total = 7198 sq ft / 668.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1262802



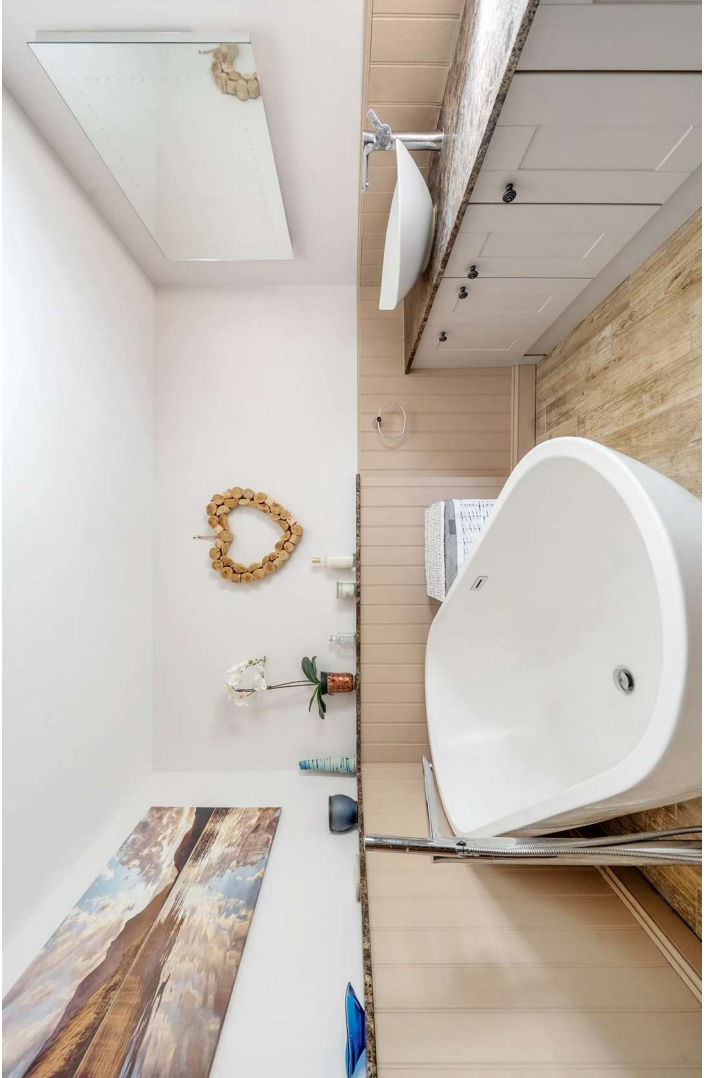
LOT 1

The House - A detached, traditional, rural property which has been extensively extended and improved over the years. The house benefits from five bedrooms, spacious ground floor living spaces and a modern fitted kitchen. The house is packed full of traditional features creating a cosy, homely feel whilst providing light open spaces perfectly suited to modern day family living. Outside are a variety of carefully designed landscaped gardens which offer total peace and tranquillity with views across the land beyond. The property benefits from a private gravel driveway and single garage.

Kennels and Cattery - Sitting at the top of the gravelled drive and away from the house are the kennels and cattery. With room for up to 30 dogs, the kennels and cattery are both well established with repeat customers returning year on year. The accommodation is well-built and benefits from underfloor heating, air conditioning, enclosed and well fenced outdoor areas all of which contribute to a top quality service. The Cattery has room for 14 cats and was designed by Pedigree Pens, again providing an exemplary standard of accommodation. In addition, planning permission has been approved for a new kennel block of 7 kennels allowing a

potential purchaser to extend the business, the footings of which are in situ.

The Land - Comprising roughly 7.32 acres of level pasture which is well fenced and boarded by mature hedges, it provides a private setting and boasts attractive views across the countryside beyond. Currently utilised for grazing the land is suitable for a variety of uses including equestrian and livestock or to simply to enjoy as an extension of the current landscaped garden.







LOT 2

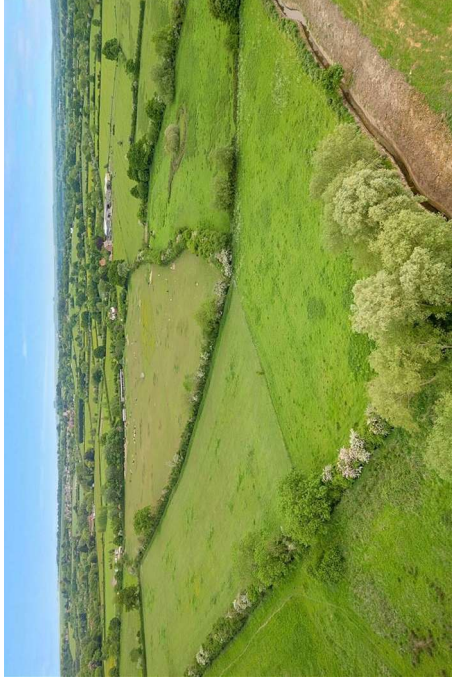
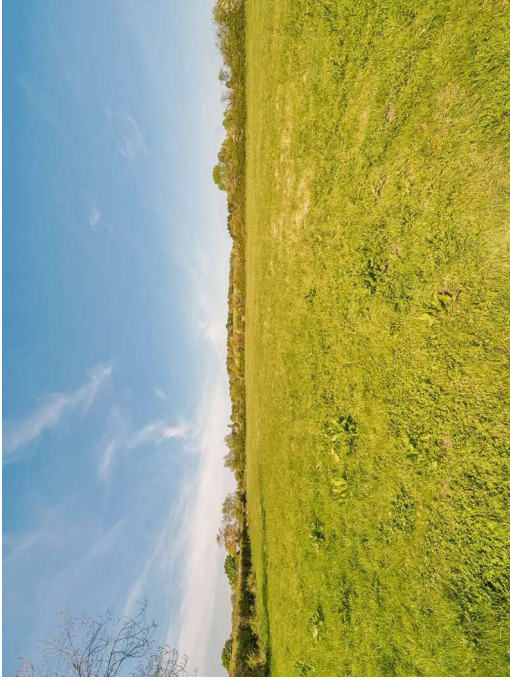
Comprising roughly 26.48 acres and benefiting from a useful set of stables/outbuilding the land is currently utilised for livestock and alpaca grazing.

The land is all currently laid to pasture, split into a number of well fenced paddocks which benefit from water connections and a good internal track network. Accessible off of Five Lanes through a five bar gate, the land lies in a ring fence and is untouched by public rights of way.

LOT 3

Comprising roughly 12.4 acres of level pasture land. Accessible through paddock 3914, which forms part of lot one or through a private gateway situated at the end of Five Lanes.

The land is all currently laid to pasture and is split into three paddocks. Benefiting from field shelters, good internal gateway access and a further access point off of the public bridleway the land is suitable for equestrian or agricultural uses.

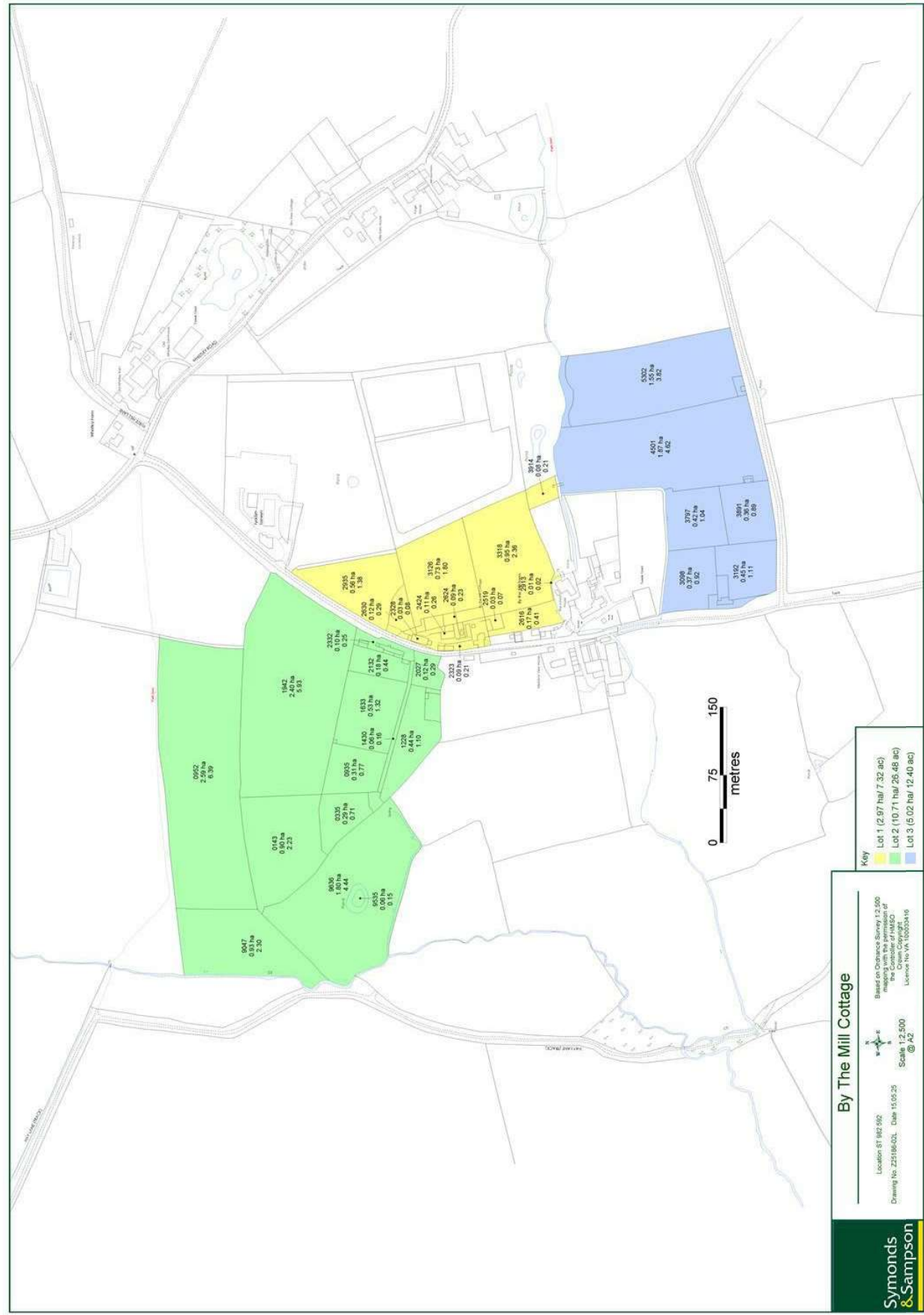


SERVICES

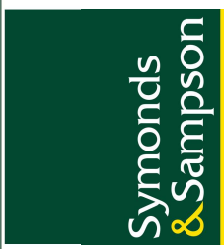
- Mains Electric
- Mains Water
- Oil central heating
- Private drainage
- LPG Gas for Kennels
- Good internet and mobile connections

LOCAL AUTHORITY

Wiltshire Council
Council Tax Band - E



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.



01380 710535

devizes@symondsandsampson.co.uk
Symonds & Sampson LLP
1 The Grain Store, Manor Farmyard, Manor Farm,
Coate, Devizes, Wiltshire SN10 3LP

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

naea propertymark
PROTECTED

RICS
Regulated by RICS