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Blacknest Cottage, Brimpton Common

Offers In Excess Of £850,000

BELVOIR!



Key Features

- > Large grounds
- > Freehold purchase
 - > Stables
 - > Paddocks
- > Non estate location
 - > Annexe
- > EPC rating TBC



Belvoir Estate Agents are delighted to bring to the market this highly unusual and versatile non-estate property located on Hockford Lane, Brimpton. Offered with no onward chain, this is a truly unique opportunity to purchase a detached home set within extensive grounds extending to approximately 3.85 acres.





The main house is in need of modernisation and updating, however it already offers generous and flexible accommodation. On the ground floor, a welcoming hallway with cloakroom leads through to a large reception space and two separate study areas, ideal for home working or adaptable family use. The kitchen breakfast room provides a practical base, while the spacious living room with dining area creates excellent potential for entertaining. To the rear, a substantial conservatory overlooks the gardens and adds further light and space. Upstairs, there are three bedrooms and a family bathroom.

In addition to the main residence, the property also includes a detached annexe, perfectly suited for multi-generational living, guest accommodation or use as a home office.



The grounds are a particular highlight and offer scope for a variety of uses. Extending to approximately 3.85 acres, they include established gardens, a stable block with both running water and electricity, a horse menage and paddocks enclosed by electric fencing (care must be taken when viewing). Two separate driveways provide access, one serving the main residence and the other a double-gated entrance to the equestrian facilities and land at the rear. Importantly, the house, annexe, gardens and equestrian facilities are all held under one title.





The property is being offered for sale by informal tender. Viewings will remain available until 17th October, at which point all submitted offers will be reviewed and responded to. This is not a sealed bids process; the marketing period is designed to capture full market interest given the unusual nature of the home. Buyers are welcome to submit offers for the whole property, for the house and annexe on their own, or for the stables and land independently. All offers will be considered together at the close of the marketing period.

Blacknest Cottage is in need of updating but represents a rare chance to acquire a detached home in large grounds with equestrian facilities, annexe accommodation and exceptional potential.



Disclaimer Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves. We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors or Juno. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.



 Floor 0 Building 1	 Floor 1 Building 1	BELVOIR! Property is personal
 Floor 0 Building 2	 Floor 0 Building 3	Approximate total area⁽¹⁾ 3693 ft² Reduced headroom 13 ft² (1) Excluding balconies and terraces Reduced headroom Below 5 ft Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360

Contact us today to arrange a viewing...

www.belvoir.co.uk

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