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 **Wright Marshall**
Estate Agents

£1,250,000



**CHAMBER KNOWLE FARM
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COUNCIL TAX BAND: EXEMPT



GRADE II LISTED 18th-CENTURY FARMHOUSE WITH HOLIDAY COTTAGES & OUTBUILDINGS. Set on 5.138 acres, this charming three-bedroom farmhouse features period details, formal gardens, paddocks, and a cobbled courtyard. The estate includes two high-quality two-bedroom holiday cottages, outbuildings, and ample parking, all with stunning countryside views. A rare opportunity offering character, charm, and income potential. CONTACT OUR SALES TEAM FOR MORE DETAILS.

DESCRIPTION

VIEWING HIGHLY RECOMMENDED - This stunning 18th-century Grade II listed farmhouse, with three bedrooms and two additional two-bedroom holiday lets, is set within approximately 5.138 acres of land, including formal gardens, paddocks, and fields. The property features a cobbled courtyard, detached laundry room, and multiple outbuildings, as well as a gravelled car park providing ample off-road parking. Additionally, the estate includes two two-bedroom holiday cottages, both presented to a high standard. Both cottages feature a reception room, kitchen, two double bedrooms, modern shower rooms, and separate gardens.

The farmhouse itself boasts numerous period features, including exposed beams, stone-flagged floors, leaded mullioned windows, and beamed ceilings. The ground floor comprises a dining room with a fireplace, a spacious living room with multi fuel burner, a study, a contemporary country-style kitchen, utility room, cloakroom, and boot room. Upstairs, the main bedroom offers a spacious en-suite bathroom, while the two additional bedrooms both feature en-suite facilities.

The entire property enjoys stunning views of the surrounding countryside, creating an idyllic and highly desirable setting. The character and charm of the house, along with the added income potential from the holiday lets, present a rare opportunity in this sought-after area.

Farmhouse

Entrance Porch

Dining Room

14'10 x 13'8 / 4.52m x 4.17m

Living Room

15'9 x 19'9 / 4.80m x 6.02m

Office

8'6 x 14'10 / 2.59m x 4.52m

Kitchen

14'1 x 13'1 / 4.29m x 3.99m

Utility Room

6'7 x 11'9 / 2.01m x 3.58m

Cloakroom/W.C

Boot Room

10'4 x 6'11 / 3.15m x 2.11m

First Floor Landing

Bedroom One

12 x 14'4 / 3.66m x 4.37m

En-suite

8'5 x 9'5 / 2.57m x 2.87m

Bedroom Two

9'5 x 13'5 / 2.87m x 4.09m

En-suite

4'6 x 10'9 / 1.37m x 3.28m

Bedroom Three

15'10 x 10'2 / 4.83m x 3.10m

En-suite

6'11 x 2'5 / 2.11m x 0.74m

Cottage One - Living Room

16'4 x 12 / 4.98m x 3.66m

Cottage One - Kitchen

15'9 x 8'10 / 4.80m x 2.69m

Cottage One - Landing

Cottage One - Bedroom One

9'9 x 11'7 / 2.97m x 3.53m

Cottage One - Bedroom Two

10'10 x 9'1 / 3.30m x 2.77m

Cottage One - Shower Room

4'7 x 9'1 / 1.40m x 2.77m

Cottage Two - Kitchen

9'9 x 12'5 / 2.97m x 3.78m (max)

Cottage Two - Living Room

22'9 x 16 / 6.93m x 4.88m

Cottage Two - WC

Cottage Two - Landing

Cottage Two - Bedroom One

9'1 x 15'9 / 2.77m x 4.80m

Cottage Two - Bedroom Two

10'9 x 8'6 / 3.28m x 2.59m

Cottage Two - Shower Room

10'8 x 3'11 / 3.25m x 1.19m

Notes

Tenure: Freehold
Council Tax Band: D
EPC Rating: Exempt
Service:
Water: Mains Water
Drainage: Mains Drainage
Heating: Oil