



Wellclose Farm, Lanhill, Chippenham, Wiltshire

A charming, Grade II listed Georgian farmhouse with barn, stables and land.

Summary of accommodation

Ground floor Hall | Kitchen/dining room | Study | Drawing room | Snug | Utility | WC

First floor Principal Bedroom Suite | 2 Bedrooms | Bathroom

Second floor Bedroom suite | Loft space

Outside Gardens | Woodlands | Parkland | Fields | Barn | Stables | Folly | 2 wells

In all about 11.61 acres

Distances

Chippenham Station 3.5 miles, Bath Spa Station 14 miles, Bath city centre 13 miles

M4 (Junction 18) 19 miles (All distances are approximate).

Situation

Just over two miles north west of Chippenham, Wellclose Farm is in a convenient location for commuting. Chippenham is an historic market town with a thriving shopping and entertainment centre in a convenient location with easy access to the M4 (it's equidistant from the commercial centres of Bristol and Swindon). The property is less than three miles from Chippenham station (there are non-stop services to London Paddington and also regular services to Bath Spa and Bristol Temple Meads). There are good local schools, including the highly regarded Sheldon and Hardenhuish.

The world heritage city of Bath with its wealth of shops, galleries, restaurants and cultural activities is approximately 14 miles to the south west.



The House

Built in circa 1750, this charming Grade II listed home has been extended and completely refurbished, including new wiring and plumbing. The welcoming entrance hall has discreet storage for outdoor wear, space for seating and a WC. The drawing room provides a generous space packed with features: wooden ceiling beams, window seats and a welcoming hearth and fireplace with wood burner. Glazed French doors open into a porch and onto the paved terrace and gardens - with idyllic countryside views. On the other side of the room, there are internal double doors into a snug - a cosy room with electric 'wood burner' and views to the fields beyond.

The kitchen and dining room are within the extension, constructed in 2015 and clad in stonework that blends sympathetically with the original building. The bespoke kitchen has white Parapan units, polished green Namibian stone worktops, a built-in larder, a Quooker tap and a mix of Neff and Liebherr appliances. Skyframe sliding glazed 'pocket' doors allow a flush transition between indoors and outdoors, seamlessly connecting the two spaces. The tiled flooring has underfloor heating, as do the study and utility room on this floor.

On the first floor the principal bedroom suite has an attractive stone fireplace, window seats and built-in wardrobes the length of one wall. The generous, grey marble ensuite has a walk-in shower and a deep bath, as well as underfloor heating (as have all the bathrooms). There are two further bedrooms at this level - one with vaulted ceilings - and a shower room.

Upstairs to the second floor, there are more vaulted ceilings framed by sandblasted and treated wooden beams - creating an attractive and generous bedroom suite, with built-in wardrobes and a modern, tiled bathroom. A large loft storage space can be accessed here.









Gardens and Grounds

Approached via a private road, Wellclose Farm sits in just under 12 acres of gardens, woodlands and park land, surrounded by land with agriculture ties. Every view from the house is attractive and far-reaching, with carefully landscaped gardens, unique sculptures and shaped hedging directing the vistas.

The tarmac drive is approached via a gated cattle grid and provides plenty of space for parking. The gardens wrap around the house on all sides, with different points of interest on each. From the drive, a winterbourne flows along the edge of park land with an eclectic mix of trees such as Lime, Larch, Copper Beech, Holm Oak, Scots Pine and Silver Birch.

A paved garden terrace is adjacent to the kitchen - an ideal spot for outside dining. A few steps up, there's a mini orchard with apple, plum, cherry and damson trees. Borders on the woodland side of house are packed with Arum Lilies, Agapanthus and Anemones and there are two wells. There are woodland walks, with two paths and a landscaped pond. All the fields have been drained, are horse-friendly, and have new hedging.

Tucked away on the far side of hedging is a three-bay open fronted barn (built in 2013) and a Shippon barn with four 10ft x12 ft stables, a workshop, wash box and a tack room.



Directions (Postcode SN14 6NB)

What 3 Words - //muscular.protected.siblings

Property information

Services We are advised that mains water and electricity are connected to the property. Heating is oil. Waste water is managed via a septic tank. Ultra fast broadband with fibre runs straight to the house.

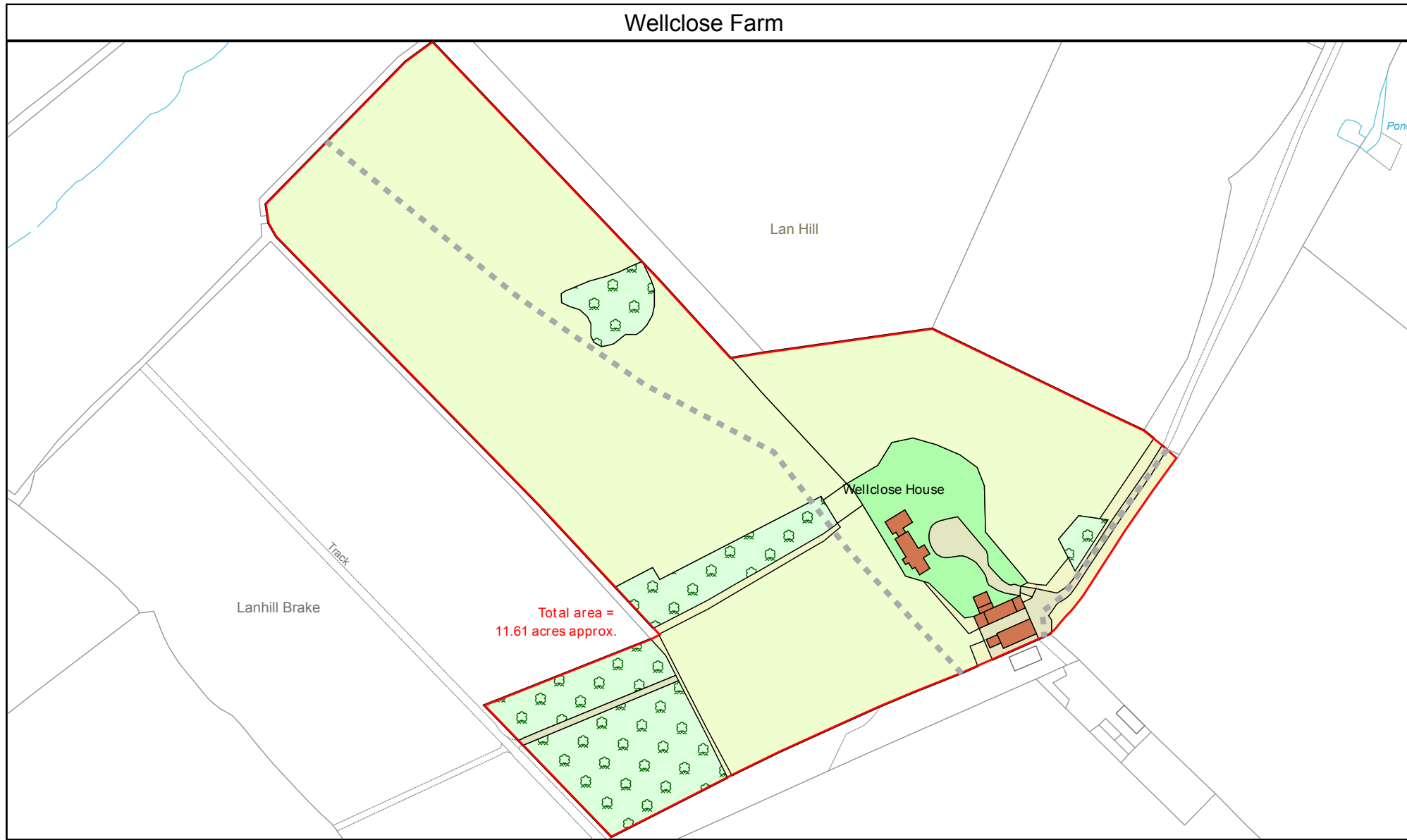
Method of Sale We are advised that the property is Freehold.

Local Authority Wiltshire Council - wiltshire.gov.uk

Council Tax Band G

Guide Price £2,250,000

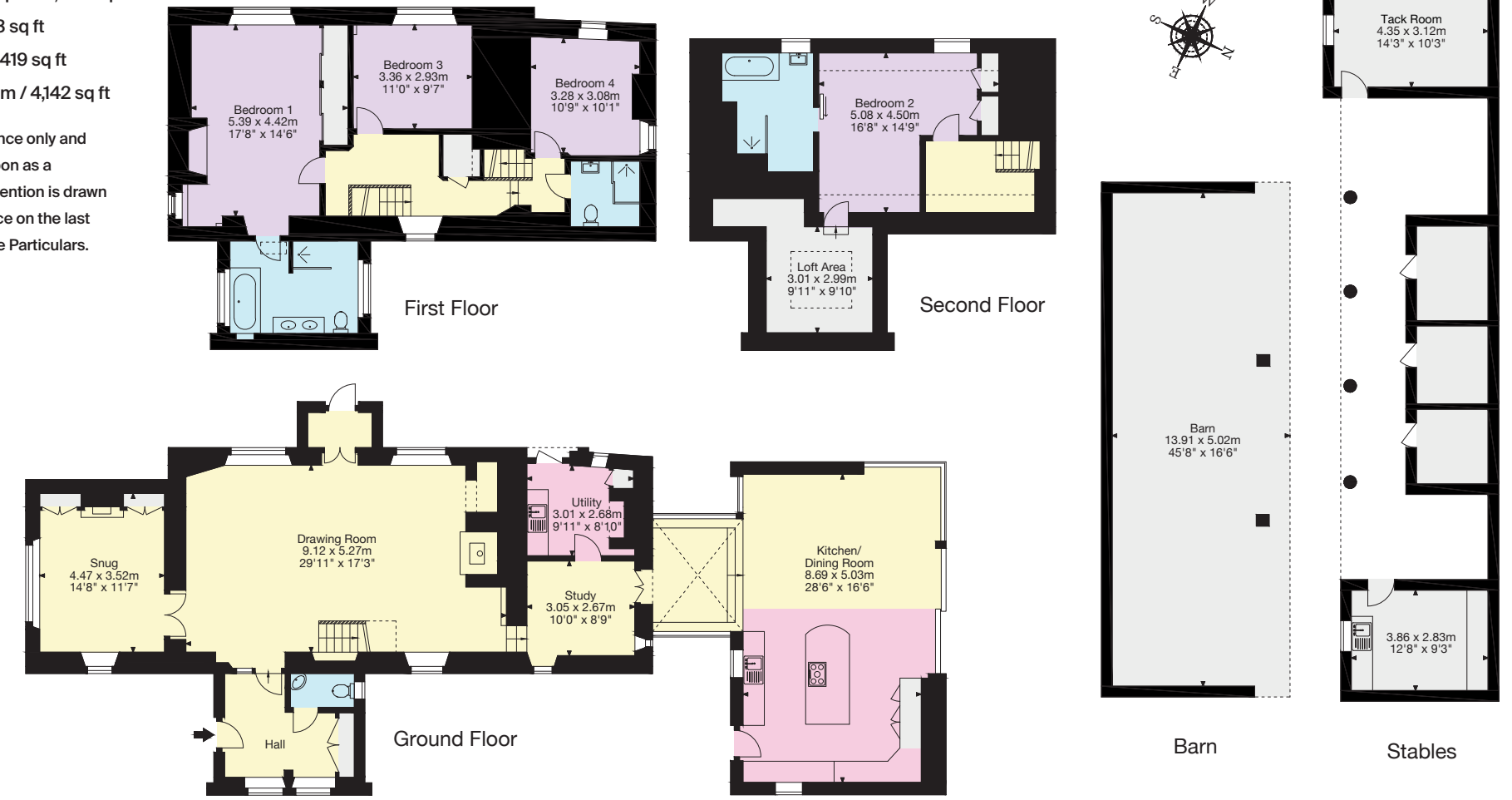
Viewings Strictly by prior appointment with the Knight Frank, LLP



<p>LDS Ltd Plan Preparation Unit 15, Glenmore Business Park Telford Road Salisbury SP2 7GL</p> <p>(e) planprep@lds-survey.co.uk</p>		<p>Public footpath (approximate route)</p>		<p>Date: 15:01:24 Drawn By: CW Scale: 1:2000 @ A4 Plan Ref:</p> <p>Title Wellclose Farm</p> <p style="font-size: 8px;">This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. ©Crown copyright and database rights 2024. Licence No. AC000818786</p>
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Approximate Gross Internal Floor Area
Main House: 276 sq m / 2,970 sq ft
Barn: 70 sq m / 753 sq ft
Stables: 39 sq m / 419 sq ft
Total Area: 385 sq m / 4,142 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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