

# Mount Pleasant Farm, Atworth, Wiltshire

---



# A handsome detached four bedroom home with a variety of outbuildings, in an enviable semi-rural position within the village of Atworth.

---

## Accommodation

**Ground floor** Sitting room | Dining room | Kitchen/breakfast room | Utility room  
Shower room

**First floor** 3 double bedrooms | Single bedroom | Bathroom

**Gardens, Grounds & Outbuildings** Paddock | Lawns | Kitchen garden | Greenhouse  
4 bay garage | Gym & office | Barn & store

In all approximately 1.05 acres

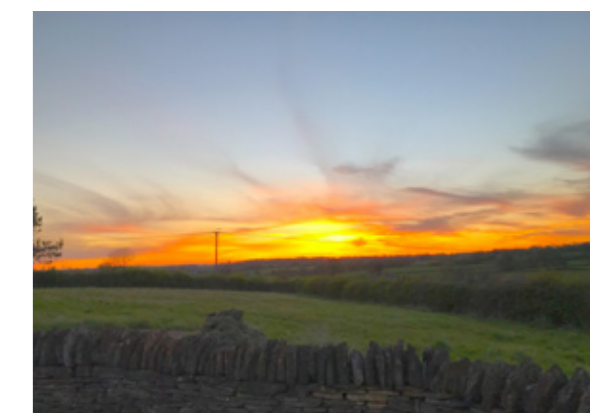
## Distances

Melksham 2.5 miles, Bradford-on-Avon 4 miles, Bath 9 miles  
(All distances are approximate).

## Situation

Atworth is a highly sought-after village dating back to Roman times. Today it offers rural living combined with excellent facilities including the church, chapel, village hall, an outstanding nursery, acclaimed child-minders and a favoured primary school. There's a park, playground, football pitch and village tennis courts. Lowden Garden Centre, Farm shop and Café are within walking distance, as are a late-opening garage and grocery shop, and the friendly White Hart pub and restaurant. There are excellent sports facilities a short walk away at the exclusive private Stonar School.

Car and bus links are exceptional as the village stands on the A365 between Box and Melksham. The highly-rated St Laurence Secondary School in Bradford-on-Avon runs a free daily bus for Atworth pupils. Chippenham, Bath, and Bristol are in easy reach and there is a quick route through the lanes to reach the M4. There's good parking at the rail stations in Melksham and Bradford-on-Avon.

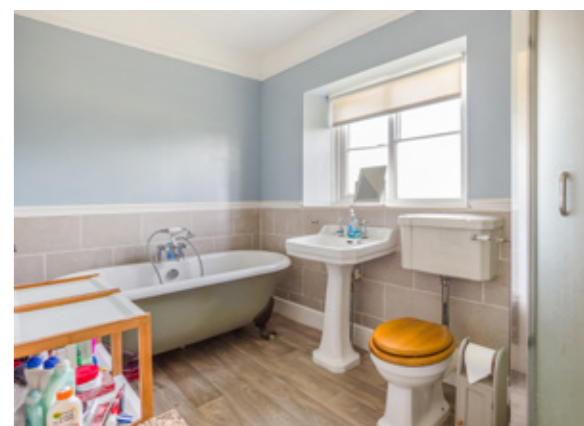


## The House

Dating back to circa 1912 Mount Pleasant Farm is an attractive farmhouse, presented in good order throughout including sash windows throughout.

On the ground floor is the spacious sitting room with open bath stone fireplace and inset woodburner, the dining room and kitchen/breakfast room with shaker style wall and base units and built in appliances which include a cooker, hob and extractor fan and useful under stairs larder. Also on this floor is a utility room and shower room.

On the first floor there are three double bedrooms which are all dual aspect with absolutely stunning countryside views, a single bedroom which is currently used as a study and the bathroom.



## Gardens, Grounds & Outbuildings

The property is approached via a long track onto a private driveway where there is plentiful parking in addition to the 4 bay garage, which benefits from electric doors, power and light.

There is a large barn and attached store which is currently used as a workshop on the ground floor and storage on the first floor, but it could be converted subject to the necessary consents.

There is a further outbuilding which has a gym on the left hand side, and a large store room on the right hand side, making a versatile space which could be used a home office or studio.

The gardens comprise meadow and lawns with a pond, a well, an orchard, a kitchen garden and a greenhouse.



## Directions (SN12 8HD)

Leave Bath on the A4 heading east. Turn right at the large roundabout, following the signs towards Box. At the traffic lights in Box, bear right onto the A365/Bath Road towards Atworth. Continue into the village and turn left just before you reach Lowden Garden Centre which is on the right. Go down the track and the property will be in front of you.

## Property information

**What Three Words:** ///landowner.equipment.debit

**Services:** Mains water and electricity. Private drainage (septic tank). Oil fired central heating.

**EPC:** E

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

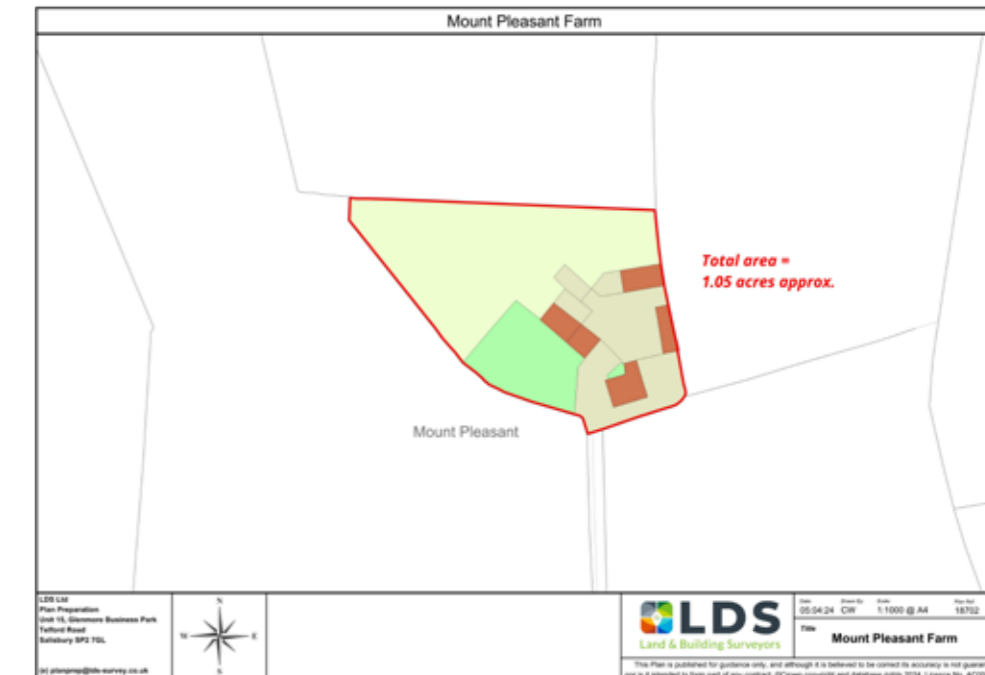
**Guide Price:** £1,250,000

**Local Authority:** Wiltshire Council - [wiltshire.gov.uk](http://wiltshire.gov.uk)

**Council Tax:** Band F

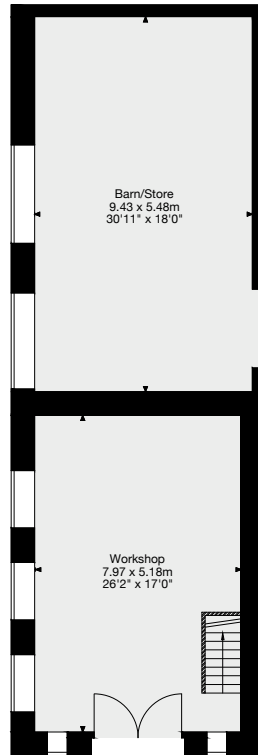
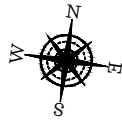
**Agents Note:** There are a number of covenants on the property, which may be waived following discussion and approval from Neston Park Estate.

**Viewing:** Strictly by prior appointment with the agent.



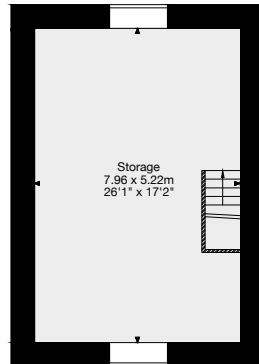
Main House = 157 sq m / 1,688 sq ft  
 Triple Garage = 51 sq m / 543 sq ft  
 Outbuilding = 223 sq m / 2,398 sq ft  
 Total Area = 431 sq m / 4,629 sq ft

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.

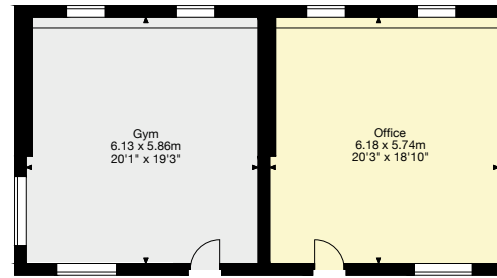


Ground Floor

Barn

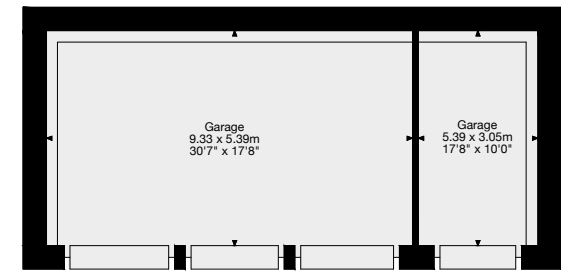


First Floor



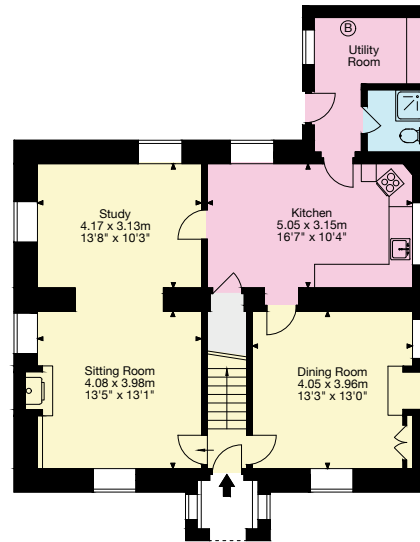
Outbuilding

(Not Shown In Actual Location / Orientation)



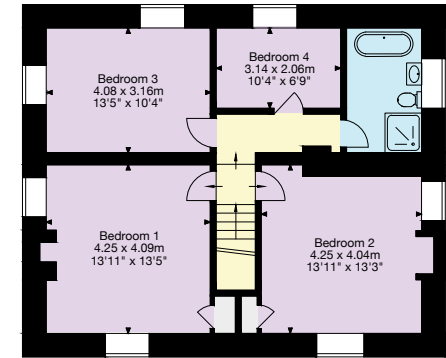
Triple Garage

(Not Shown In Actual Location / Orientation)



Ground Floor

Main House



First Floor

Knight Frank Bath  
 4 Wood Street  
 Queen Square, Bath  
 BA1 2JQ  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
 Francesca Leighton-Scott  
 01225 325 994  
[Francesca.Leighton-Scott@knightfrank.com](mailto:Francesca.Leighton-Scott@knightfrank.com)



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated [April 2024]. Photographs and videos dated [April 2024].

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.