

Wick Bridge Farm, Wick Hill, Bremhill, Calne, Wiltshire

---





# A Charming farmhouse with a useful range of outbuildings, farmland, and award-winning vineyard.

## Summary of accommodation

### Main House

**Ground floor:** Hall | Boot room | Dining room/drawing room

Sitting room | Kitchen/breakfast room | WC | Utility room

**First floor:** Principal bedroom | Family bathroom

4 further bedrooms

**Second floor:** Attic rooms

**Main house about:** 261 sq m (2,810 sq ft)

**Attic Floor about:** 83 sq m (894 sq ft)

### Outside

Private garden | Steel framed barns | Stables | Garage

**Outbuildings about:** 432 sq m (4,650 sq ft)

**As a whole available in 3 lots**

**Lot 1:** Farmhouse, stables ( PP for conversion to cottage), garage/ storage barn, garden and paddock

**About 3.3 acres**

**Lot 2:** Maude Heath Vineyard. 8 acres of established vines with c 14.5 acres of pasture land, suitable to grow vines and agricultural barns.

**About 22.5 acres**

Also available: Wine in store, specialist farm machinery and the Maude Heath Vineyard brand including contracts available by negotiation.

**Lot 3:** Arable field with road access and consent to erect an agricultural barn.

**About 8 acres**

**In all about 34 acres**



Cirencester  
One Market Place  
Cirencester  
GL7 2PE  
[knightfrank.co.uk](http://knightfrank.co.uk)

Rupert Sturgis  
01285 882001  
[rupert.sturgis@knightfrank.com](mailto:rupert.sturgis@knightfrank.com)

## Wick Bridge Farm

Wick Bridge Farmhouse is an extremely pretty Cotswold Stone farmhouse located in a rural and semi elevated position overlooking open countryside. Constructed of natural Cotswold stone, the farmhouse is believed to date back to the 18th Century, and the farm is understood to date back to the 1600s. The farmhouse is Grade II listed and offers versatile living space ideal for modern family living and entertaining.

From the front of the house, a central hall leads to a sitting room and kitchen breakfast room, forming the property's core. Beyond the sitting room with its large open fireplace is a full-width dining and drawing room. At the rear of the house is a proper utility room, WC, and boot room that leads out to the farmyard.

On the first floor are five well-proportioned bedrooms and a large family bathroom, all rooms overlooking the private garden. On the second floor are large unconverted attic rooms that could create additional living space if desired and subject to the necessary planning permissions.

All rooms are of good proportions and naturally light for such a historic home.

### Distances

Chippenham 3 miles (London Paddington approximately 70 minutes),  
Calne 4 miles, Marlborough 16 miles, Malmesbury 12 miles  
M4 (Junction 17) 4 miles (Distances and times approximate)

As a whole or in 3 separate lots





## Situation

The nearby market towns of Chippenham and Calne have an excellent range of shops and services for everyday needs, with a broader choice in nearby Marlborough and Malmesbury. Chippenham mainline railway station (London Paddington about 70 minutes) is approx. 3 miles away. M4 (Jct 17) is about 4 miles away, providing fast links to the east, west, and M5 connections. The regional centres of Bath, Bristol, Swindon, and Newbury are within easy daily commuting distance.

The property is exceptionally well located for many sporting opportunities with exceptional walking and riding, hunting with the Duke of Beaufort's hounds, racing at Bath, Newbury, and Cheltenham, golf courses at nearby Bowood, Castle Combe, and Marlborough, motorsports at Castle Combe, rugby at Bath and water sports at the Cotswold Water Park to name a few.

## Out Buildings

To the rear of the house is a large farmyard, flanked by a stable wing with stores (this has had consent to convert to holiday lets). There is also an open plan garage/barn, a six bay steel framed and clad agricultural barn with extremely useful lean too.

## Farmland and Vineyard

Accessed from the local lane and through the farmyard are several land parcels, all fields are surrounded by mature hedges and some wonderful oak trees. The fields have water supplies and are well fenced.

As a whole or in 3 separate lots.

**Lot 1** Period farmhouse with stables (consent to convert to cottage), storage barn, garden and paddock (about 2.1 acres). About 3.3 acres.

**Lot 2** Maude Heath Vineyard. Comprising 8 acres of established vines with c 14.5 acres of pasture land, all suitable to grow vines. A clad agricultural barn and yard area with access to the road. About 22.5 acres.

Available by separate negotiation: Wine in store, specialist farm machinery and the Maude Heath Vineyard brand including contracts and consultancy from the vendors.

**Lot 3** Flat arable field with road access beside a former canal (not operational) and licence to erect an agricultural barn. About 8 acres.







There is scope to extend the vineyard, use the land for rearing of stock, regenerative farming, or equestrian use.

**In all about 34 acres**

## The Vines

The current vendors have established the vineyard, starting in 2006 and carried out subsequent planting in 2008, 2011, and 2014. A short summary below, further information available from the vendors agents.

## Vine Information

Variety	Number of vines
Bacchus	2,350
Early Pinot Noir vines	2,000
Pinot Noir	1,500
Pinot Meunier	550
Chardonnay	1,550
Rondo	1,050
	<b>Total 9,000</b>

## Average production

For four seasons (2019 – 2022) is 17,064 kg's (2.84 tonnes per acre). Data from 2017 to 2022 is available by request.

Further information of Planting Dates, Annual Production Tonnage, Sugar Levels and Wine Styles including Retail and Trade prices also available on request.

## Maud Heath Vineyard

Maud Heath Vineyard is a boutique family-owned and operated vineyard. Today, it produces exceptionally well-respected red wines, including Maude Heath Tytherton Red, Chardonnay, Pinot Noir Sparkling Rosea, and their Bacchus white wine.

The wine is stocked in 23 regional Waitrose stores, local farm shops, retailers, and Arkells Brewery. The vineyard has won many medals and, since 2016 has never been below 85 points.

Wine from Maud Heath Vineyard is selling between £8.50 and £17 per bottle trade and £14 and £29.99 per bottle retail.

For more information, visit: [maudheathvineyard.co.uk](http://maudheathvineyard.co.uk) and further information from the vendors agent.

Existing wine stock, vineyard equipment, contracts and brands are available by separate negotiation.

Ed Mansel Lewis Head of Knight Frank Viticulture 01179174559  
[edwardmansel.lewis@knightfrank.com](mailto:edwardmansel.lewis@knightfrank.com)

Matthew Jukes had this to say: "WITHOUT DOUBT THE MOST SUCCESSFUL RED BLEND I HAVE EVER TASTED FROM WITHIN OUR SHORES" Maude Heath Tytherton Red

## Planning

Change of Use and Conversion of Existing Outbuildings to Holiday Lets  
 N/13/00491/FUL Approved 31 May 2013 – to be started within 3 yrs. of 31 May 2013 Status: Lapsed. Permission for an agricultural barn on Lot 2.

## Rights Of Way

See the land plan for the public footpath route. There is also a historic right of way for the previous owner to visit a neighbouring wood.

## Property information

As a whole or in separate lots:

Lot 1 - £925,000

Lot 2 - £490,000

Lot 2 - £170,000

Tenure: Freehold.

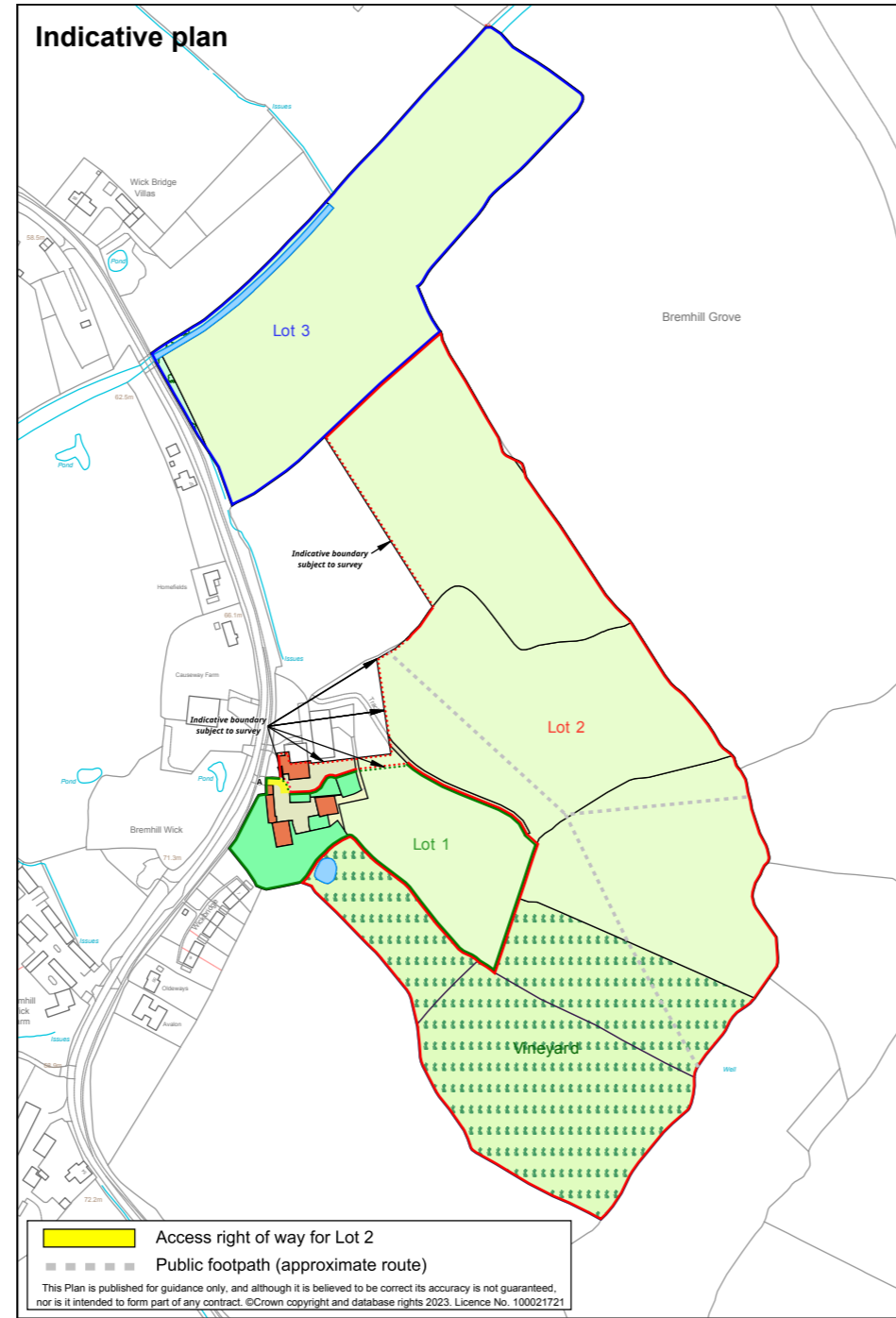
Services: Private water. Mains electricity and drainage.

Local authority: North Wiltshire District Council

Council Tax Band: F

## Directions (Postcode: SN11 9LQ)

What3words: [///taxi.unearthly.storming](https://www.what3words.com/#!/taxi.unearthly.storming)



### Approximate Gross Internal Floor Area

Main House: 261 sq m / 2,810 sq ft

Attic Floor 83 sq m / 894 sq ft

Outbuildings: 432 sq m / 4,650 sq ft

Total: 776 sq m / 8,354 sq ft

(Inc. restricted head height)

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.



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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. 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 August 2023. Photographs and videos dated August 2023.

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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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.



