

LOWER MOOR FARM

LOWER MOOR • MINETY • NORTH WILTSHIRE





LOWER MOOR FARM

MINETY • NORTH WILTSHIRE • SN16 9QW

An enchanting Listed country house situated within private picturesque grounds.

Cirencester 6 miles • Malmesbury 7 miles • Kemble mainline station 3.5 miles (London Paddington 80 minutes)
Swindon 6 miles • M4 (J15) 6 miles • Central London 90 miles (Distances and times approximate)

Accommodation and amenities

Main House

Reception hall • Dining room • Drawing room • Kitchen/breakfast room • Sitting room
Utility room • Wine store • WC

Master bedroom with en suite dressing room • En-suite bath and shower room • Five further bedrooms
Two further bathrooms • Playroom/bedroom 7

Stable yard • Traditional stock yard • Extensive Cotswold stone outbuildings • Formal gardens
Walled garden • Tennis court • Garaging • Agricultural barn

Approximate Gross Internal Areas:

Main house – 4,133 sq ft

Outbuildings – 2,171 sq ft

In all about 39 acres (16 hectares)

For sale freehold as a whole

Gloucester House,
Dyer Street, Cirencester GL7 2PT

Tel: +44 (0)1285 659 771
rupert.sturgis@knightfrank.com



www.knightfrank.co.uk

55 Baker Street
London W1U 8AN

Tel: +44 207 861 1707
peter.edwards@knightfrank.com

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Your attention is drawn to the Important Notice on the last page of the text.



Lower Moor Farm

Lower Moor Farm is an extremely attractive Grade II Listed formal farmhouse which dates back to the early 18th century. The property has evolved over time and has been maintained to a high standard providing a fantastic family home.

Upstairs all rooms are of generous proportions and full of character. Many of the rooms retain original stone mullion windows, stone fireplaces, oak timbers and flagstone floors. On the ground floor rooms have views over the private grounds which surround the property on all sides.

The hub of the house is an open plan kitchen breakfast room which links to the central hallway. French doors open out into the open terrace, ideal for evening alfresco dining.

There are six good sized bedrooms, an en-suite dressing room to the master bedroom and three bathrooms and two shower rooms. On the second floor there is a games room which also provides a seventh bedroom.

A short walk from the front door is an attractive historic coach house and the former stables which currently houses a private brewery. Stone tallet steps rise to an extensive hayloft under a traditional clock tower. There is also a double garage and log stores. To the rear is a range of more modern buildings including an American barn style stable yard, tack room, feed room, some further stables and stores and Cotswold stone piggeries, and a Dutch barn currently used for storing hay and machinery. There is also a hard tennis court that overlooks the beautiful owned pastureland.

A wooden gate opens through stone pillars to a hard track that passes in front of the house past post and rail paddocks which run to the court yard with extensive gravel parking. There are five fields, areas of mature woodland, a number of ponds and a young plantation and a walled garden.

The property in all is approximately 39 acres and available as a whole.

The paddocks are laid to grass and would be ideal for live stock and horses.





North Wiltshire

Lower Moor Farm is in a highly sought after area due to the unspoilt delightful countryside as well as the accessibility to Swindon and the M4 Corridor. It is a short distance from the Cotswolds the property is of natural Cotswold stone under a Cotswold stone tile roof which give the whole property great charm and character.

The nearby village of Minety is a vibrant community with amenities such as the White Horse pub, cricket pitch as well as many walks and rides throughout the surrounding countryside.



North Wiltshire is renowned for its excellent schooling including St Mary's and St Margaret's, Calne, Westonbirt School near Tetbury, Pinewood and St Hughes near Swindon, Hatherop Castle as well as many in the Cheltenham and Bath areas.



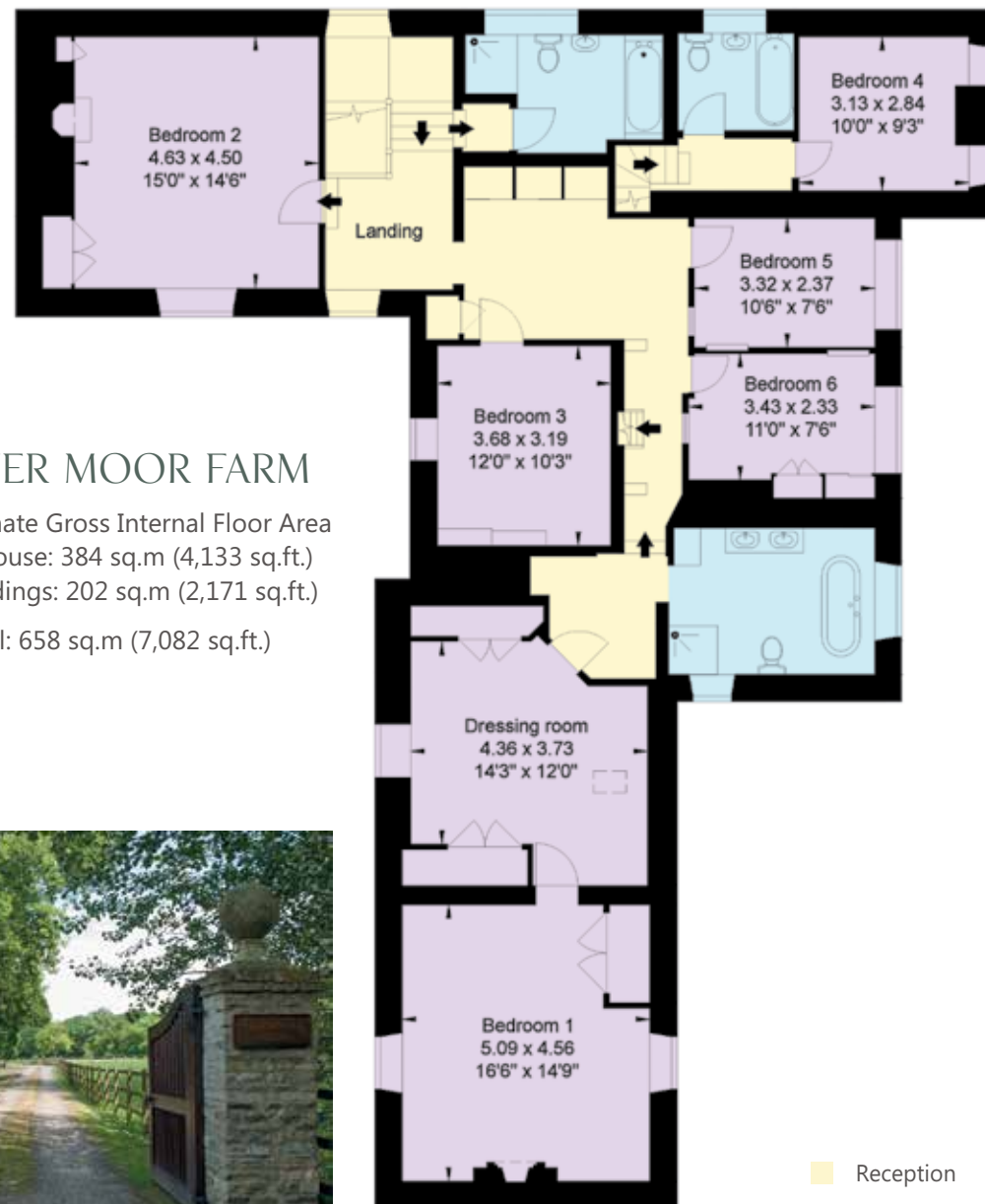
Lower Moor Farm is located close to the rural villages of Minety, Ashton Keynes and Kemble which between them have three primary schools, a nursery, grocery store, post office, active churches and several popular public houses. The historic market town of Cirencester is 6 miles away with a variety of shops and supermarkets. Within easy reach is Malmesbury with services for everyday needs.



sporting activities include golf at Bowood, Westonbirt and Cirencester, racing and Cheltenham, Newbury and Bath, hunting with the VWH and Duke of Beaufort's Hunt as well as polo at Cirencester and Beaufort. Ample water sport opportunities at Cotswold Water Park with walking and riding through the stunning countryside.



Kemble mainline railway station has regular train services to London Paddington (80 minutes), M4 (J15) 6 miles is within a short distance of the Cirencester/Cheltenham bypass proving easy access to the M5 and beyond.



- Reception
- Kitchen/Utility
- Bedroom
- Bathroom
- Vaults/Storage
- Outside Space



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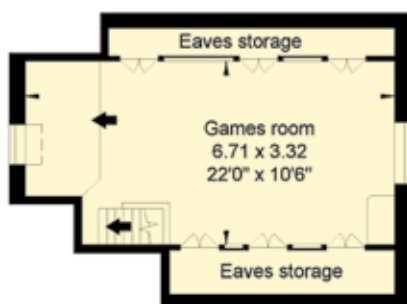
Approximate Gross Internal Floor Area

Main House: 384 sq.m (4,133 sq.ft.)

Outbuildings: 202 sq.m (2,171 sq.ft.)

Total: 658 sq.m (7,082 sq.ft.)

Second Floor



Ground Floor



Important Notice

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Particulars and photographs dated: September 2013.

Kingfisher Print and Design. 01803 867087

Services

Mains water and electricity, private drainage, Broadband is available.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local authority

Wiltshire Council. Telephone 01249 706 111.
Council Tax – Band H

Directions (SN16 9QW)

From Malmesbury take the B4040 towards Cricklade for approximately 6 miles and shortly after arriving in the village of Minety. Turn left opposite the Turnpike public house into Silver Street. Follow the road round to the left by the school and then turn immediately right towards Somerford Keynes. Continue out of the village under the railway bridge pass the right hand turn signposted towards Ashton Keynes and the entrance to Lower Moor Farm is approximately 50 yards on the right hand side. Continue through the wooden gates between the stone pillars and follow the drive in front of the house and continue around the gravel courtyard.

Viewing

Strictly by prior appointment through Knight Frank.
Telephone 01285 659 771.



