



Connells

Batch Farm Chapel Lane
Zeals Warminster

Property Description

Connells are delighted to offer an outstanding opportunity to purchase this substantial farmhouse situated within approximately two and a half acres of agricultural landscape. Located on the outskirts of the rural village of Zeals, Warminster and within walking distance to the National Trust gardens of Stourhead House this impressive opportunity offers a vast amount of scope for renovation and enhancement. Within the land on offer here at Batch Farm, you will find an impressive amount of history which is tied up in the foundations of this once-functioning pig farm such as World War Two air raid shelters, barns and outbuildings: perfect for renovation and business-minded buyers. This is a truly unique opportunity, and you won't want to miss out on making this your new home.

Entrance Porch

The porch has a double glazed window to the front of the property.

Lounge / Dining Room

36' 3" max x 14' 9" max (11.05m max x 4.50m max)

The lounge / dining room has two double glazed windows to the front of the property. It has 3 radiators, two TV points, a stone mantelpiece and a wood burner.

Kitchen

16' 5" max x 13' 8" max (5.00m max x 4.17m max)

The kitchen has two double glazed windows to the rear of the property and three double glazed windows to the side of the property. It has both wall and base units, a radiator, a large downstairs storage cupboard, space for white goods, and a door to the utility room.

Utility Room

20' 7" max x 7' 5" max (6.27m max x 2.26m max)

The utility room has three single glazed windows to the rear of the property and a door to the rear. It has a sink and drainer, space for white goods, and an oil fired boiler.

First Floor

Landing

The landing has a double glazed window to the rear of the property, an airing cupboard and a radiator.



Bedroom 1

15' max x 14' 1" max (4.57m max x 4.29m max)

Bedroom 1 has a double glazed window to the front of the property and two single glazed windows to the rear of the property as well as a radiator.

Bedroom 2

15' 2" max x 15' 10" max (4.62m max x 4.83m max)

Bedroom 2 has a double glazed window to the front of the property, two single glazed windows to the side of the property and a loft hatch.

Bedroom 3

16' 7" x 8' 5" (5.05m x 2.57m)

Bedroom 3 has three single glazed windows to the rear of the property and a radiator.

Bedroom 4

10' 4" max x 8' 7" max (3.15m max x 2.62m max)

Bedroom 4 has a double glazed window to the front of the property and a radiator.

Bathroom

The bathroom has a single glazed, frosted window to the side of the property. It has a bath, WC, hand wash basin and a radiator.

Outside

Front Garden

The front garden is gated with brick borders and a lawn area. The yard has multiple outbuildings.

Rear Garden

The rear garden is roughly 2 and a half acres containing agricultural land, forest borders, cesspit and an oil tank, two bunkers and additional workshops.

Outbuildings

The property has multiple outbuildings. It has a single garage and car port, a workshop and log store, a derelict barn perfect for conversion, a decommissioned barn with electricity and a pig penn.

Agents Notes

The sale of this Property will be subject to Grant of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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4 Clive House High Street
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EPC Rating: E Council Tax
 Band: F

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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