

CHURCHFIELD FARM Old Dilton, Westbury, Wiltshire BA13 3RA

Price Guide £1,100,000



- Stunning Recently-Completed Four Bedroom Barn Conversion
- Detached Triple Garage
- Outside Entertaining Area with Covered Patio and Hot Tub
- Pasture Paddocks and Amenity Land
- Approx. 7.5 Acres In All
- Glorious Secluded Location with Lovely Views of the Village Church

REF EO8565

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Westbury 1.5 miles • Warminster 4 miles • Frome 6 miles • Bath 15 miles

A truly stunning recently completed four bedroom contemporary barn conversion, set in approx. 7.5 acres of pasture paddocks and amenity land, in a fabulous secluded location, with glorious views of the village church.

The property has recently been converted by the present owners from a former agricultural barn to an exceptionally high standard, with generously proportioned rooms, decorated with stylish white, black and grey tones, and a top-quality modern fitted kitchen. It enjoys a high-degree of privacy and seclusion, surrounded by its own land, with a well thought-out outdoor covered entertaining area and a superb detached triple garage.

The property will be of particular appeal to those seeking an idyllic rural lifestyle and there is plenty of scope to keep horses or run a general smallholding.

The property lies in a particularly desirable and attractive setting within the small hamlet of Old Dilton, which is surrounded by the most beautiful rolling countryside. There are many excellent country walks locally around the village, as well as nearby on the Longleat Estate and at the Westbury White Horse. Westbury Town Centre is within walking distance and provides a range of local day-to-day shops and amenities, as well as a railway station on the London Paddington line. The larger towns of Frome and Warminster offer ranges of independent shops, cafes and restaurants, primary and senior schools and rail stations on both London Paddington and London Waterloo lines. The world heritage city of Bath lies about 15 miles away, and there is easy access onto the A36 and A303.

THE RESIDENCE

A truly exceptional conversion of a former agricultural barn, completed in 2021. There is oil-fired central heating, the windows are double-glazed and there are solar PV panels with a feed-in tariff. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** through the **Front Door** opens into an impressive **Reception Hall** which has a high vaulted ceiling and stairs leading up to the **First Floor**. A door to the right opens into the fabulous **Kitchen/Dining Room** which is fitted with an extensive range of built in cupboards with work surfaces, electric cooker and hob, integrated dishwasher, space for American style fridge and concealed lighting.

Beyond the **Kitchen** is the **Main Living Room** with windows to the front and rear.

Completing the **Ground Floor** is a practical **Utility Room** with built-in storage cupboards, sink, plumbing for washing machine, boiler cupboard and **Downstairs Cloakroom**.

The **Four Bedrooms** are all on the **First Floor**. The **Principal Bedroom** has an **Ensuite Shower Room** and there is a separate **Family Bathroom**.

There is a large amount of natural light throughout all rooms and good ceiling heights.



OUTSIDE & LAND

The property is located within the small hamlet of Old Dilton and the private driveway is immediately opposite St Mary's Church. The impressive entrance is through an electrically operated gate, which leads onto a gravelled driveway with plenty of parking and turning space.

To the front of the house is a stone paved **Patio** enclosed by a low wall, and the **Outdoor Covered Entertaining Area** is to the far side, with a **Hot Tub** and **WC**.

The **Detached Triple Garage** has three remote-controlled electric roller shutter doors and has PV solar panels on the roof.

The grounds are a particular feature of this property providing **Pasture Paddocks** on two levels divided by a sloping bank which has been left to grow wild to encourage wildlife. There are some truly magnificent ancient trees within the grounds, and the current owner has mown pathways around the borders and across the bank.

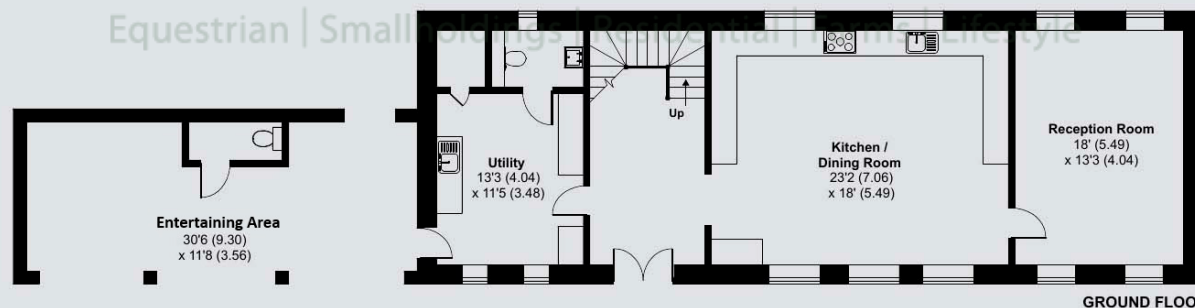
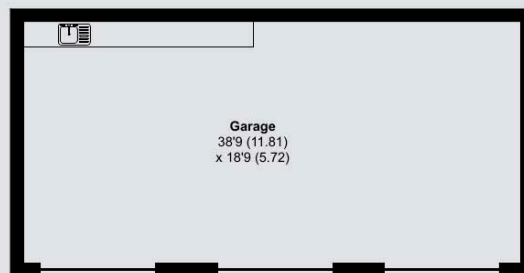
IN ALL APPROX. 7.5 ACRES
(About 3 Hectares)



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Approximate Area = 2078 sq ft / 193 sq m
Garage = 731 sq ft / 67.9 sq m
Total = 2809 sq ft / 260.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Rural Scene. REF: 1373463

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

WILTSHIRE COUNCIL
Tel: 0300 456 0100

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, PV SOLAR PANELS, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING B COUNCIL TAX F

DIRECTIONS

From the A36 at Chapmanslade turn eastbound onto Chalcot Lane, continue for 1.2 miles to a crossroads and turn right into Old Dilton Road. Follow this road for just under half a mile until reaching St Mary's Church and the entrance drive to Churchfield Farm will be found on the left-hand side.

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