

# Longmans Farmhouse

## Brinkworth



**LOCKSTONES**  
ESTATE AGENTS



# Longmans Farmhouse

## Brinkworth

*Detached Farmhouse ~ Two Reception Rooms ~ Kitchen Breakfast Room ~ Utility ~ Four Bedrooms  
Two En Suites ~ Family Bathroom ~ Three Attic Rooms ~ Garden  
No Onward Chain ~ EPC Rating: E*

Longmans Farmhouse is an 18th Century detached red brick home tucked away on Brinkworth golf course with countryside views. The current owners brought the property 14 years ago and have carried out a comprehensive list of renovation works. The kitchen breakfast room has been remodelled creating a sociable entertaining space. Completed to a high specification with granite breakfast bar and bespoke units, granite worktops and under floor heating. There is space to house a four oven electric aga, and a separate utility room for further appliances.

Double doors lead though to the 15ft dining room comfortably accommodating a 12 seated dining table. The room is enhanced with an impressive feature fireplace and log burner.

Off the hall is a 22ft dual aspect living room, again featuring a period fireplace with brick surround. open fire and solid wood flooring. The downstairs cloakroom has been updated and also benefits from under floor heating.

On the first floor are four bedrooms. The master bedroom boasts a walk in wardrobe, of particular note is the renovated en suite bathroom which includes a spa whirlpool bath and steam shower with twin rain heads. The second bedroom also benefits from a remodelled en suite shower. The family bathroom boasts a freestanding roll top bath and separate shower with marble tiled surround. The second floor provides a lot of flexibility with three attic rooms enjoying skylights which have the potential to be used as children's rooms, hobby rooms or studies.

Externally, the property enjoys a garden approaching half an acre with vegetable patches, natural pond, mature trees and shrubs. A gravel driveway runs alongside the property providing parking for numerous vehicles.





### Hallway

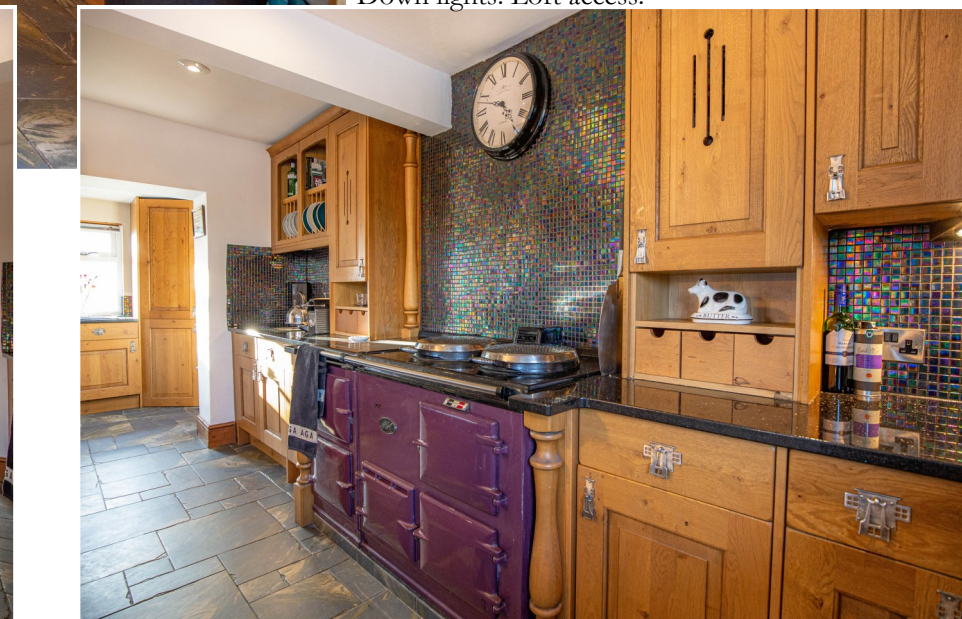
Tiled flooring with under floor heating. Under stairs storage cupboard. Stairs to first floor. Original latch doors to living room and dining room. Opening to:

### Kitchen Breakfast Room 17'1(5.2m) x 15'1(4.6m)

Upvc double glazed window and door to side. Bespoke matching range of handmade wall and base units with granite worksurfaces over and iridescent mosaic tiled surround. Under unit lighting. Space for four oven electric aga. Feature island unit with inset dual Belfast sink and mixer tap, raised granite breakfast bar and matching iridescent mosaic tiles. Integrated 'Bosch' dishwasher. Space for freestanding 'American' style triple fridge. Under floor heating with tiled flooring. Down lights. Double doors lead to the dining room. Opening to:

### Utility Room

Upvc double glazed window to side and stable door to rear. Matching range of base units with inset composite sink and drainer with mixer tap, granite worksurfaces and iridescent mosaic tiled splash backs. Space and plumbing for washing machine and tumble dryer. Fitted water softener and oil boiler. Under floor heating with tiled flooring. Down lights. Loft access.





**Dining Room 15'3 (4.7m) x 15'1(4.6m)**  
Upvc double glazed window to front. Impressive feature fireplace with tiled surround, solid wood mantel and stone tiled hearth. Inset wood burner. Exposed beams. Solid wood flooring. 'Victorian' style radiator.

**Living Room 22'6(6.9m) x 13'1(4.0m)**  
Two Upvc double glazed window to front and Upvc double glazed window to rear. Impressive feature fireplace with brick surround and hearth and original grate for open fire. Solid wood flooring. Wall light points. Radiator.

**Cloakroom**  
Upvc double glazed window to side. Half height tiling. Concealed unit w/c and vanity wash hand basin with storage under. Under floor heating.

**Landing**  
Two Upvc double glazed window to front. Stairs to second floor. Under stairs storage cupboard. Spotlights. Latch doors to:







### **Master Bedroom 16'6(5.0m) x 11'2(2.7m)**

Upvc double glazed window to side. Laminate flooring. Down lights. Radiator. Latch door leading to a walk in wardrobe. Latch door to:

### **En Suite**

Upvc double glazed window to side. Fully tiled with a fitted steam room with twin shower heads and led lighting, separate shower wand and twin slat seats. Alcove shelving. External control panel for ambient lighting. 12 jet, double ended whirlpool bath with access panel, free flow tap and controls for led lighting. Wash hand basin with free flow mixer tap. Dual flush w/c. Heated towel rail. Wall light points. Extractor.

### **Bedroom Two 13'9(4.2m) x 13'1(4.0m)**

Upvc double glazed window to front. Built in double wardrobe. Radiator. Latch door to:

### **En Suite**

Upvc double glazed window to side. Fully tiled with exposed beam. Walk in shower with shower and mixer tap, vanity wash hand basin and mixer tap and low level w/c. Heated towel rail. Extractor. Tiled flooring.

### **Bedroom Three 12'0(3.7m) x 8'10(2.7m)**

Upvc double glazed window to front. Television point. Laminate flooring. Radiator.

### **Bedroom Four 12'0(3.7m) x 6'0(1.8m)**

Upvc double glazed window to side. Laminate flooring. Radiator.

### **Bathroom**

Upvc double glazed window to side. Tiling to principle areas. Tiled flooring with under floor heating. Freestanding double ended roll top bath with mixer taps, separate shower wand and floor lighting. Freestanding wash hand basin with storage unit, mixer tap and granite top. Corner shower unit with marble tiled surround, rain head shower and separate wand. Low level w/c. Built in linen cupboard with radiator. Down lights. Wall light points. 'Victorian' style radiator with towel rail.

### **Second Floor**

### **Attic Accommodation**

### **Room One 21'11(6.7m) x 9'7(2.9m)**

Upvc double glazed window to front. Down lights. Telephone point.

### **Room Two 14'8(4.5m) x 12'8(3.9m)**

Upvc double glazed window to front. Opening to:

### **Room Three 17'0(5.2m) x 9'11(3.0m)**

Upvc double glazed window to side.





## Externally

The plot sits on just under half an acre. The land is established with an impressive willow tree, pond and mature trees and shrubs. There are three vegetable plots and a long gravel drive down the side of the house providing parking for numerous vehicles. To the rear is a patio seating area enclosed by fencing, creating a private haven; an ideal location for a hot tub.

## Brinkworth

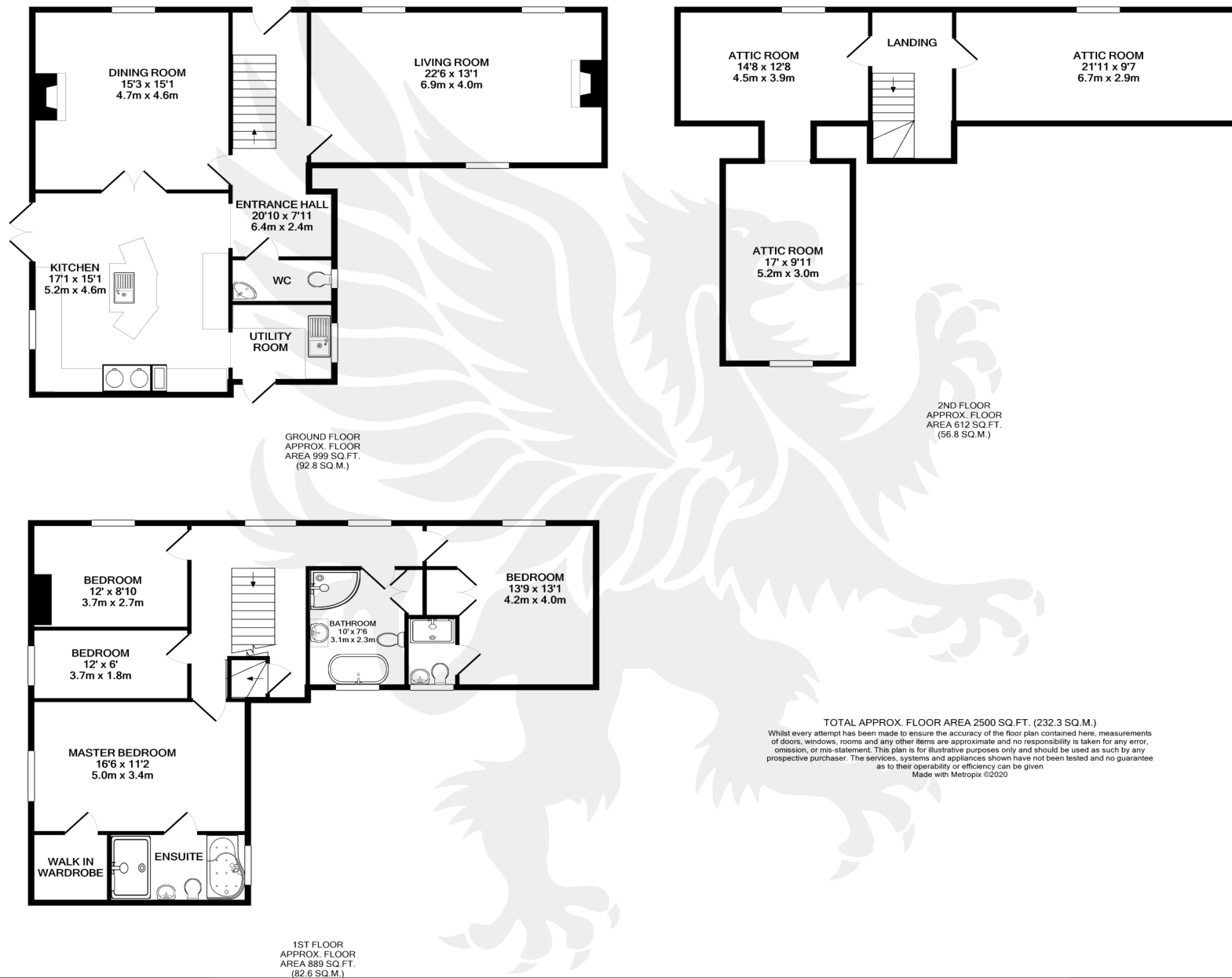
*Brinkworth holds the title of 'the longest village in England' with an active and welcoming community. The village is perfect for families with a nursery and primary school. There is an award winning public house, The Three Crowns and the popular Brinkworth Golf Club. A village market that takes place every two weeks. The popular Wiltshire towns of Malmesbury and Royal Wootton Bassett are equal distance and easily accessible. As well as Junction 16 of the M4 being only conveniently 6 miles away, there is a easy commuter access to Bath, Bristol, Swindon and also Cirencester. A mainline service from Chippenham, Kemble and Swindon to London Paddington taking just 60 minutes.*











## Viewing By Appointment

Please call the Malmesbury office  
on 01666 338633 or  
email  
malmesbury@lockstones.co.uk  
in order to arrange an  
accompanied viewing on the  
property.

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