

## Church Farm House Hilperton.

Hilperton is a village and [civil parish](#) in [Wiltshire](#), England. The village is separated by a few fields (the Hilperton Gap)<sup>[2]</sup> from the northeastern edge of the town of [Trowbridge](#) and is approximately 1.3 miles (2.1 km) from Trowbridge town centre. Church Farm, a foursquare building with stone mullions and “eyebrows” to the windows. This was in agricultural use until the 1980s. Ashford homes has recently acquired the land and developed it into 12 high quality family homes.

Church Farm, a foursquare building with stone mullions and “eyebrows” to the windows. This was in agricultural use until the 1980s and the farm yard area once contained interesting old buildings. Village maps show the farmhouse in its original format back to the early 1800’s but it is believed that the older part of the house predates this by some time. The house sits within Hilperton conservation area but is not a listed building.

### **Current renovations**

The house was purchased in Oct 2021 in state of considerable disrepair. Considerable neglect to the property resulted in a severely damaged leaking roof, structural problems on the barn, barn gable end, chimneys/coping stones, roof timbers and ceiling joists, rotting lintels above north side windows, unusable drainage and sewage system, poor stone work and pointing across the whole property and unusable plumbing, heating and electrical systems throughout. The gardens and barns were also in a poor state of repair/up keep.



### **Roof.**

The roof has had considerable repair work undertaken. All tiles and battens were removed and structural repairs undertaken on rotting timbers. The whole roof was treated for rot with a 25 year guarantee. All straw, lining the inside of the roof was also removed. Once repair works were completed, the roof was brought up to modern standards with waterproof breathable felt, new battens, new valley and the original triple roman tiles replaced on all but 1 roof pitch. The west facing valley roof was replaced with new modern tiles of similar colour, as these cannot be seen easily from below. New cast iron effect gutters and drainage we installed across the roof to retain it periodic features.

The main house has 300mm of newly fitted roof insulation as well as 2 new access points to access both sides of the valley roofs. Loft access and lighting is available above the master bedroom with the ability to board and provide storage in the future if required.





### **Asbestos**

A full asbestos survey has been carried out on the property and what very little asbestos found (within old kitchen floor tiles) removed. Survey can be provided on request. The house has no asbestos within.

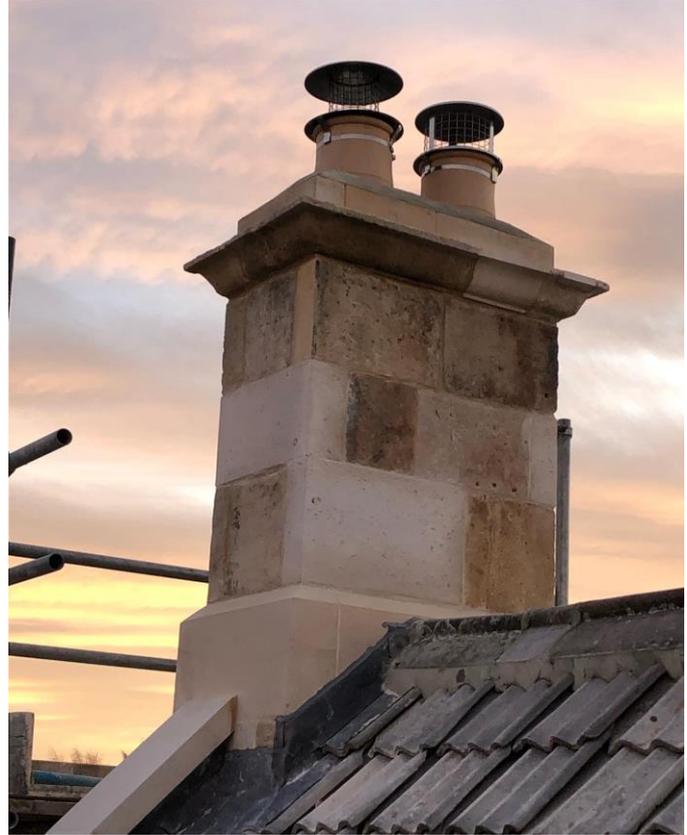
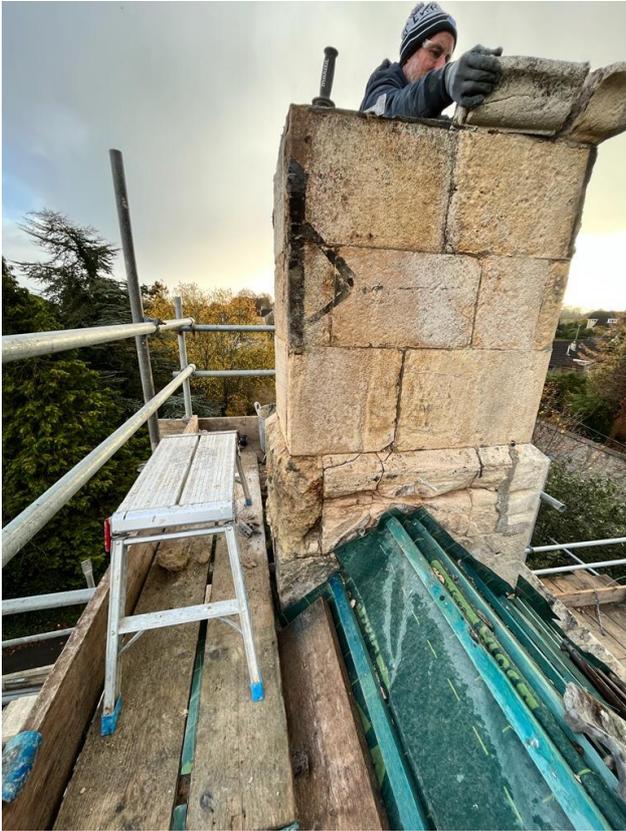
### **Bat Survey**

On initial purchase, evidence of bats was found. A bat licence was acquired and roof works overseen by qualified geologist. Bat boxes were erected in accordance with the bat licence and all works signed off by National England as complete. There are no longer any bats present on the property.



## External Repairs

The external stonework of the house was in a very poor state of repair. The whole property from head height upwards has been professionally cleaned and repointed to bring it back up to its former glory. Considerable work has been undertaken by a professional stonemason to repair all chimneys, damaged and worn headstones and supporting window mullions/sills, copings and general wear. Both front reception rooms are fitted with log burner flues for future instillation of log burners.



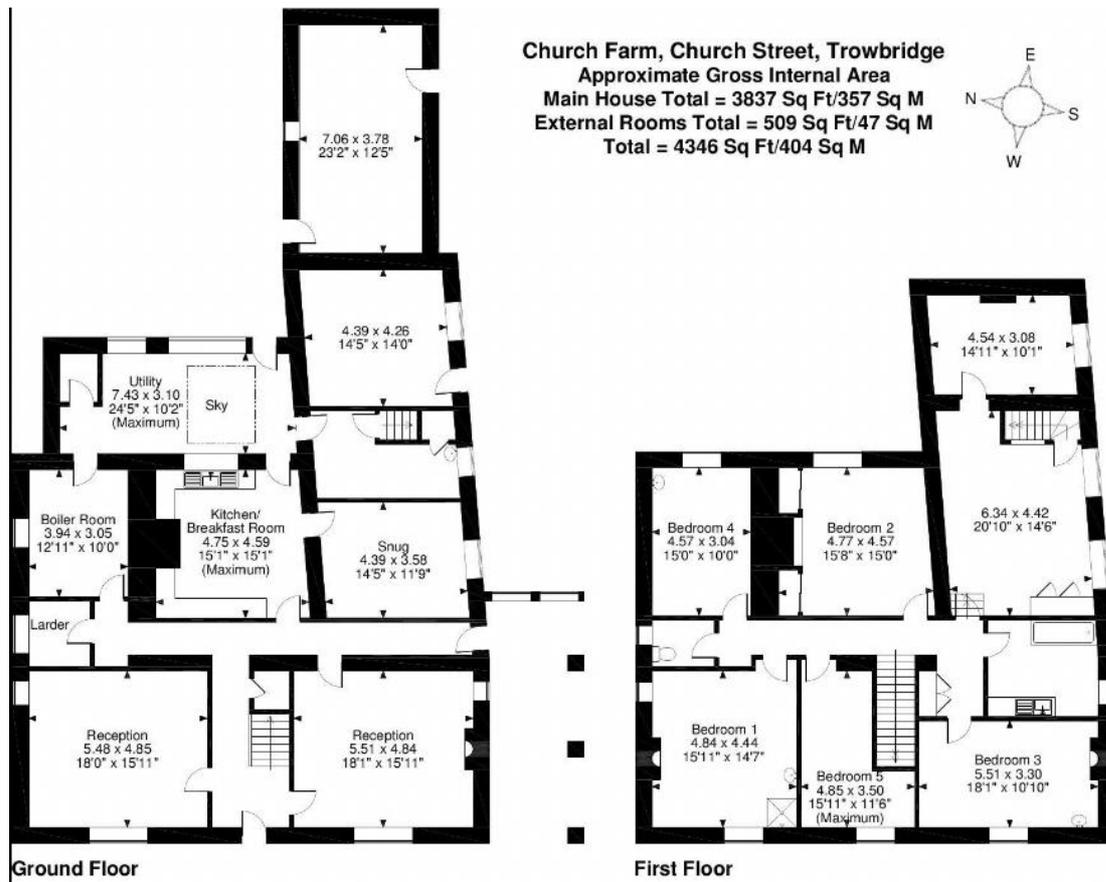
## Windows and doors

The house has been fully fitted with brand new aluminium heritage style windows, doors and French doors to the rear into the garden area. This brings the house up to modern standards. Bathrooms, downstairs toilet and utility room have been fitted with frosted glass to retail privacy, as is the roadside barn bedroom window.

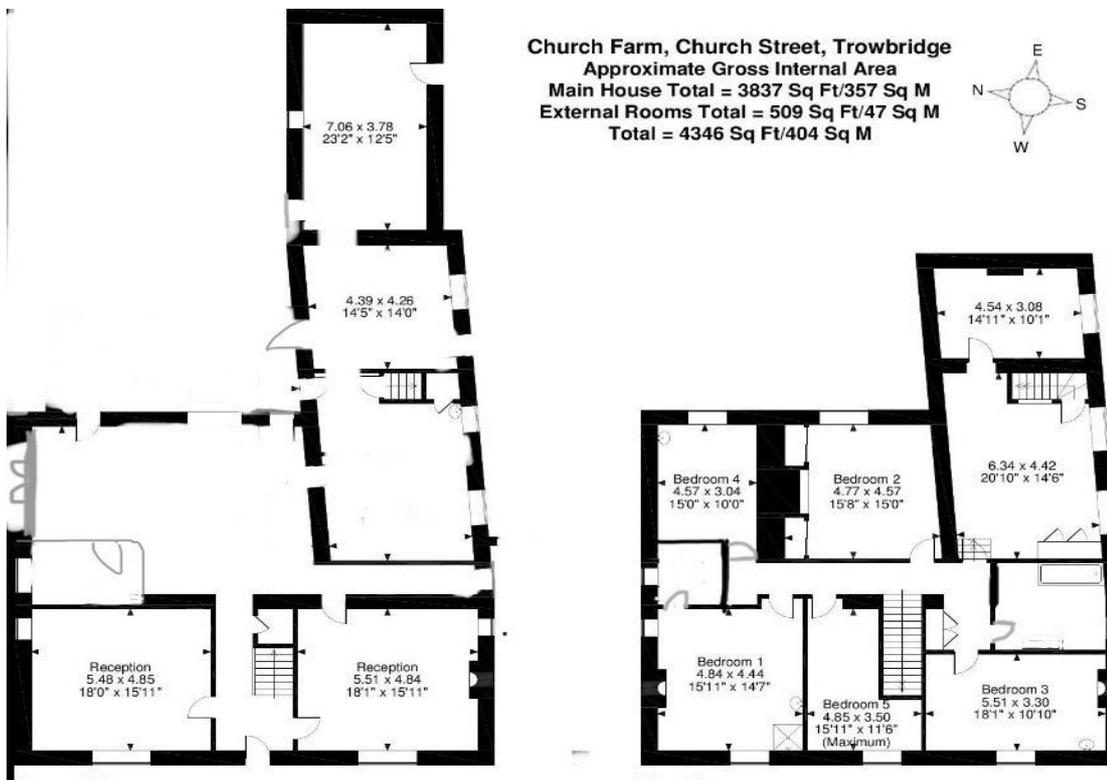
## Structural alterations

Extensive structural alterations have been undertaken to create a modern family home with the option for an annex or visitor accommodation to include a downstairs bedroom and en-suite, all designed with disabled access throughout with an upstairs bedroom and en-suite with private access from the main house.

Below is the original layout of the property.



After structural alterations:



Below shows the structural alterations in line with building regulations and undertaken by professional builders, overseen by structural engineers:

1. Supporting walls for kitchen, boiler room and larder removed and supported with steels to create an open plan kitchen with utility room.
2. Box steel inserted to external boiler room wall to create access to the garden through French doors.
3. External utility room removed to create space for access and patio area. Planning approved for an external boot room to be added but owner decided against doing this.
4. Access from kitchen to snug retained, doors through snug to end barn created to allow access throughout.
5. Barn completely demolished and rebuilt to modern standards (see separate section).
6. Family bathroom door moved.
7. Main house master bedroom door created for en-suite. New en-suite built adjoining master bedroom.
8. Various external doors opened and blocked to create current lay out.
9. Whole ground floor up to wooden joisted hall and reception rooms lifted and fitted with insulation, damp proofing and under floor heating in main open plan kitchen and hallway/downstairs toilet. Bringing the house up to modern insulation standards.
10. All ceilings removed, re joisted, lath and plaster removed and boarded. Some plastering completed.

### **Barn/Annex**

The design for the barn and annex was that of multi generational living/annex with disabled access. On purchase, the barn was in a poor state of repair with no foundations. The barn was completely demolished and the ground floor lowered to allow a level floor throughout the whole ground floor for ease of access for those with disabilities or wheel chair access. Under the direction of architect and structural engineer, a new raft foundation was built and comes with a 15 year Sika waterproof guarantee. In an effort to maintain the original features of the barn, the outer shell was rebuilt from the original stone, cut down to size. The original purling's have been mounted and reclaimed triple roman tiles placed on the roof to remain in keeping with the main house.

The barn is designed to have a bedroom with en-suite large enough for disabled access.

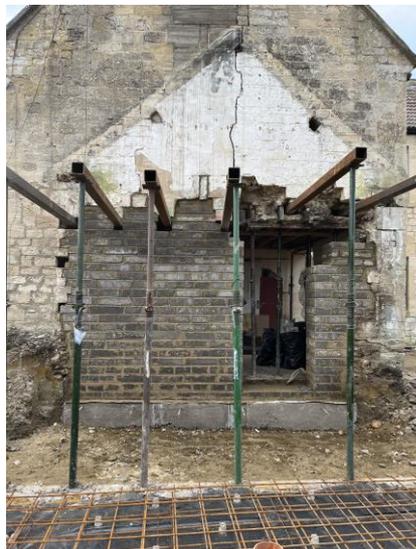
The barn is designed as a tanked system with waterproof concrete and a drainage system all the way round, this will prevent any damp or water ingress (15 year guarantee).





## Barn Gable End

Extensive repair works have been taken place on the gable end of the old section of the house under the guidance of a qualified structural engineer. This was in a poor state of repair and required extensive building works, which has been completed and signed off by the Structural Engineer.



## Electrics

The house has been completely rewired throughout to 1<sup>st</sup> fix. This also includes CAT 6 networking cable to provide Internet to all areas of the house. The annex has its own fuse box and is wired separately from the main power to allow for the power to be isolated to this section of the house if required.

An external conduit has been laid across the garden to run power to a fuse box, stables, electric gates or car chargers in required in the future.

## Plumbing

The house has been completely re-plumbed to 1<sup>st</sup> fix throughout the house. Newly laid mains water supply now feeds the house through updated pipes. The house is designed with 3 main heating zones, main house, annex and under floor heating. Under floor heating has been fitted in the main kitchen and along the corridor to downstairs toilet. This does not extend into the annex. All heating and water can be isolated to the annex if required.

## Ground Works

On original purchase the house had 1 internal toilet and 1 external toilet fed to and old clay piped combined storm and sewage system on the north side of the house.

The house still supports a combined system (signed off by building control) which has been significantly upgraded. The whole drainage and sewage system was removed and replaced with new plastic pipes that feeds 2 main sewer outlets on the north and south of the house. There are now 5 separate outlets from the house designed to service 2 kitchens, utility room, 3 en-suites, family bathroom and 9 storm drains from the roof and a perforated pipe drainage system around the barn. The system has been signed off by building control.



## Garden

The garden and green areas surrounding the house has been completely cleared and landscaped. Some trees were felled (planning approved with no trees with Tree Protection Orders). This has provided a vast garden with huge potential for the future. Water pipe has also been fed under the garden to provide stables or garden taps if required.



## Planning Permission and Building Control

The house sits within a conservation area but is not a listed building. All works have been undertaken with planning permission from Wiltshire council, including windows, doors and structural alterations. All structural works have been viewed and approved by building inspector apart from electrics and plumbing, which will require sign off prior to works certificate being issued.

Structurally the house is sound and other from some snagging as the house settles from the structural alterations there are no concerns. (All designs, planning and building control documents and contacts can be provided on request).



