



BUTTLE FARM

Compton Bassett, Wiltshire



STYLISHLY CONVERTED BARN SET AROUND A COURTYARD

Summary of accommodation

Main Barn: Entrance hall/sitting room | Kitchen/dining room | Pantry/utility room | WC
Principal bedroom with en suite bathroom | Guest bedroom with en suite shower room

East and West Cows: Two separate guest suites

Office: Open plan office | Reception room | Plant room

Barn: With planning to covert to an open plan reception room/party barn with adjacent glass link to Cows barn
Lobby area | Comms room | Cloak/shower room

Courtyard | Gravel terrace | Grounds | Paddock

Outbuildings: Workshop/garage | Three-bay modern portal barn

In all about 1.42 acres

Up to 58.87 acres of land and outbuildings available by separate negotiation

Distances: Calne 3.5 miles, Marlborough 12 miles, Chippenham 10 miles (London Paddington from 63 minutes)
Swindon 16 miles (London Paddington from 47 minutes), M4 J16 12 miles
(All distances and times are approximate)

SITUATION

Buttle Farm is situated on the edge of Compton Bassett, a charming hamlet in the foothills of the North Wessex Downs, east of Calne. Calne provides excellent day to day shopping with Tesco and Sainsbury’s supermarkets, whilst to the east is the popular town of Marlborough, providing further shopping as well as many coffee shops and interesting boutiques alongside well-known brand names.

The property is well placed for communication links and lies approximately 12 miles from junction 16 of the M4, which provides fast access to the A34/M40, central London and Bristol. Regular commuter trains run from nearby Chippenham and Swindon.

There are excellent schools in the area including St Mary’s Calne, Dauntsey’s and Marlborough College. There are also good primary and secondary schools in Calne.

Bowood House, a short distance away, has an eighteen hole golf course and a popular childrens’ adventure playground.

THE PROPERTY

Buttle Farm conversion was completed in 2016 to the very highest standard using natural materials including English limestone and oak, creating light contemporary interiors. A strong focus has been placed on minimising environmental impact, utilising solar thermal, solar PV and biomass boiler together with mechanical ventilation and heat recovery.

The property consists of a courtyard of converted farm buildings with ancillary outbuildings. Planning permission is in place to enclose the main entrance and to erect a linking corridor between the timber/brick barn and the guest suites (ref. PL/2023/08203).



Approached through an archway to the courtyard, the entrance to the main house opens into a light-filled hallway/living room which features English limestone flooring and a woodburning stove. Leading off the hallway is the well-appointed kitchen/dining room, equipped with double ovens, warming drawers, microwave combi oven, steam combi oven, two dishwashers and Silestone worktops. Off the kitchen is a useful utility/pantry with access to outside.

The bespoke staircase from the hallway leads to a glass-panelled walkway, off which there are two good-sized bedroom suites with locally sourced, solid English oak floors.

The principal bedroom has fitted wardrobes and built-in dressing table and bedside tables with an en suite shower/bathroom, tiled in Crema Marfil marble. At the far end of the walkway is the guest bedroom with en suite shower room.

Adjoining the main house but accessed via an external door is a generously sized office, the former dairy, that overlooks the courtyard. The office is well-fitted with built-in desks and cupboards and an underfloor wine cellar that runs almost the full length of the room. The plant room and biomass store are accessed via the office and adjoining reception room that also has double doors leading to the lane.

Across the courtyard are two separate guest suites, East and West Coves, previously used as holiday lets but now with permission in place to convert to residential use, both with lovely views over the rear gravel terrace and beyond to open countryside.

The accommodation benefits from underfloor heating throughout the ground floors.

The brick and timber barn has the potential to be a wonderful open reception/party room or ancillary accommodation. Planning permission is in place for full-height double doors onto the courtyard and a glazed walkway linking it to the guest suites. This together with enclosing the entrance archway to the courtyard would create a fantastic, cohesive living space.





Approximate Gross Internal Area = 486.7 sq m / 5239 sq ft (Including Mezzanine)
Outbuildings = 145.3 sq m / 1564 sq ft
Planning permission for additional accommodation = 67.35 sq m / 725 sq ft
Total = 699.37 sq m / 7528 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Existing buildings with planning permission granted for highlighted changes

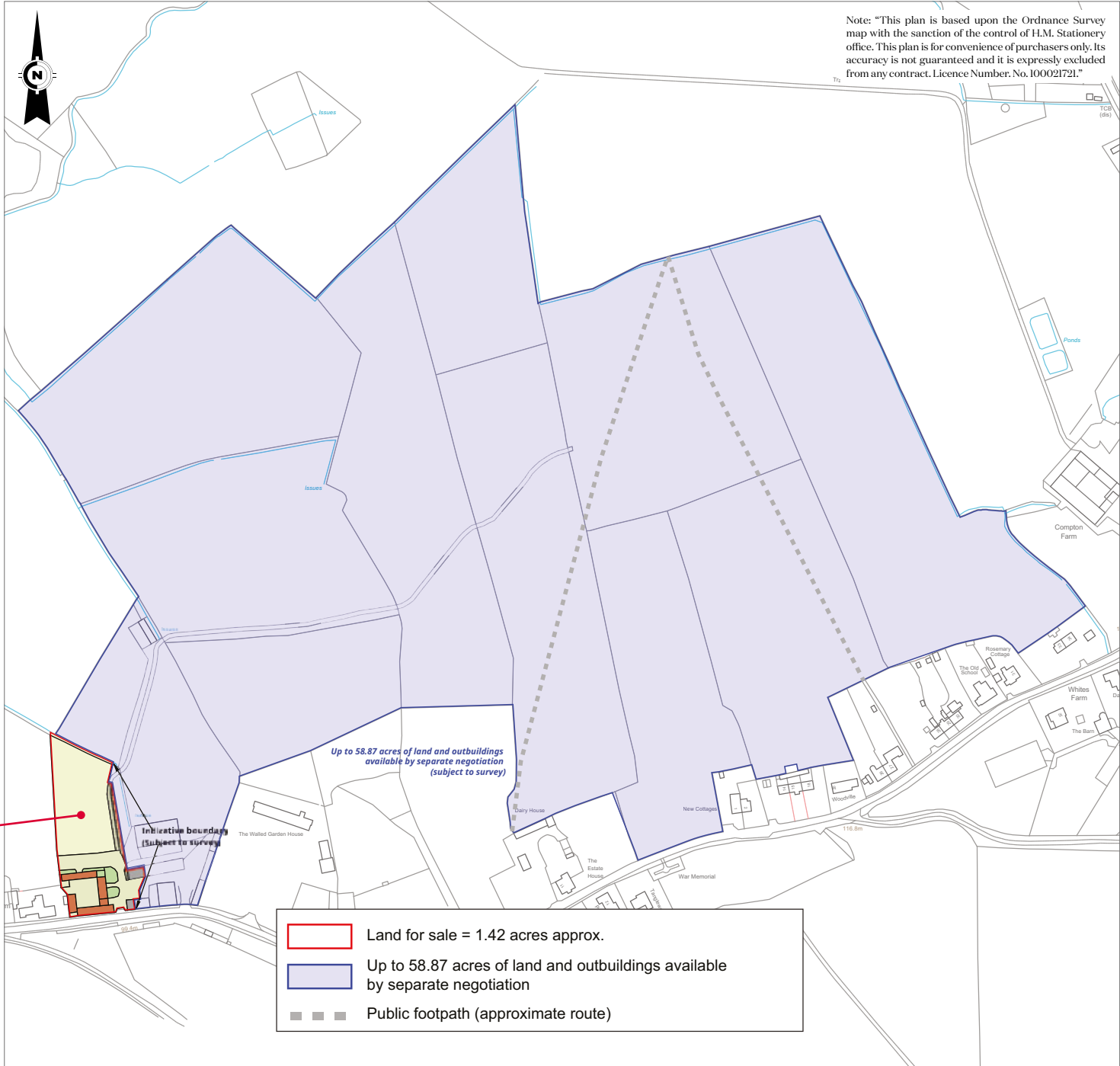


OUTSIDE

The central courtyard is a focal point from all the barns with the lovely original features enhanced by symmetrical planting. To the rear of East and West Cowes suites is a gravelled terrace running the full length of the barn, with a brick pizza oven at one end. With wonderful views over the open countryside, this is a perfect setting for entertaining. Beyond is the paddock. Beside the parking area is a workshop/ garage and three-bay modern barn providing useful storage space.

In total the grounds extend to approximately 1.42 acres.





PROPERTY INFORMATION

Services: Mains water, electricity and drainage. Wood pellet biomass heating system. Fibre broadband.

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

Council Tax: Band E

EPC Rating: C

Directions (SN11 8RE)
What3words: suffix.alpha.indeed

Viewing: Viewing by prior appointment only with the Agent.

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