

A decorative rectangular border with floral motifs at each corner, enclosing the text.

MOUNT FARM

WILTSHIRE





MOUNT FARM

BREMHILL, CALNE, WILTSHIRE, SN11 9LE

Calne 2.7 miles | Chippenham 5.5 miles (trains to Paddington 63 minutes) | M4 (Jct 17) 8 miles | Malmesbury 11 miles | Marlborough 16 miles
(All distances and times are approximate)

*‘Striking Country House in well landscaped grounds ringfenced
by 170 acres of rolling parkland and agricultural land.’*

Impressive Country House constructed to a very high standard with fabulous family and entertaining space and eight bedrooms

Landscaped Gardens and Grounds

Swimming Pool with Pavilion

One Bedroom Annexe

Two Bedroom Barn

Modern Farm Buildings

Parkland, Agricultural Land and Woodland with Family Shoot

Potential for an additional Landscape Led House of Exceptional Quality

In all about 170 acres



Viewing by appointment only.
These particulars are intended only as a guide and must not be relied upon as statements of fact
Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION

Mount Farm is situated on the edge of the picturesque village of Bremhill which lies to north of Calne with views across to the striking North Wessex Downs AONB.

The small village of Bremhill has an active community with excellent village pub (in walking distance) the Dumb Post Inn.

Calne, less than 3 miles to the south, provides excellent day-to-day shopping facilities whilst the towns of Chippenham, Marlborough and Devizes provide a more comprehensive range of both shops and amenities. The charming market town of Marlborough (16 miles) is of particular note and offers a number of boutiques and specialist shops as well as a selection of wine bars, restaurants and a calendar of cultural events. The compact, Georgian city of Bath, with its renowned music festival, fine theatre and famous array of historic sites and museums, lies approximately 24 miles away.

Schools in the area are exceptional, with St Margaret’s, St Mary’s Calne, Marlborough College and Westonbirt with many well regarded schools towards Bath, such as Stonar, Dauntsey’s, Kingswood, Kings Edwards, Prior Park and Monkton Combe.

The house is well placed for communication links and lies approximately 8 miles from junction 17 of the M4 which provides fast access to the M25, Central London and Bristol.

Regular commuter trains from Chippenham station which has direct rail services to Paddington (under 70 minutes) and Bath (11 minutes).

Sporting facilities include racing at Bath, Newbury, Cheltenham and Wincanton. There is golf at the Marquis of Lansdowne’s renowned Bowood Golf and Country Club as well as at Calne, Chippenham and Marlborough.



MOUNT FARM

The house is a superior modern country house constructed and extended in the last 25 years to provide a wonderful private family home and entertaining space.

There is large open plan kitchen with a dining and seating area, two formal reception rooms and a dining hall as well as an interconnected party barn with bar and cinema.

On the first floor the principal bedroom suite has two dressing areas and sits on the east side along with two further bedrooms and a bathroom. On the west side two further bedrooms and a bathroom and the second floor provides flexible accommodation with three rooms and a family bathroom.

On the north side of the house beyond the laundry and wine cellar is a useful annexe with ground floor bedroom and bathroom. It has a lovely full height sitting room with kitchenette and its own private terrace.

The house is approached along a private drive which splits to provide a formal entrance sweeping around to the south side of the house and also to a parking area at the rear of the house. There is separate parking for the annexe.





Mount Farm Cottage



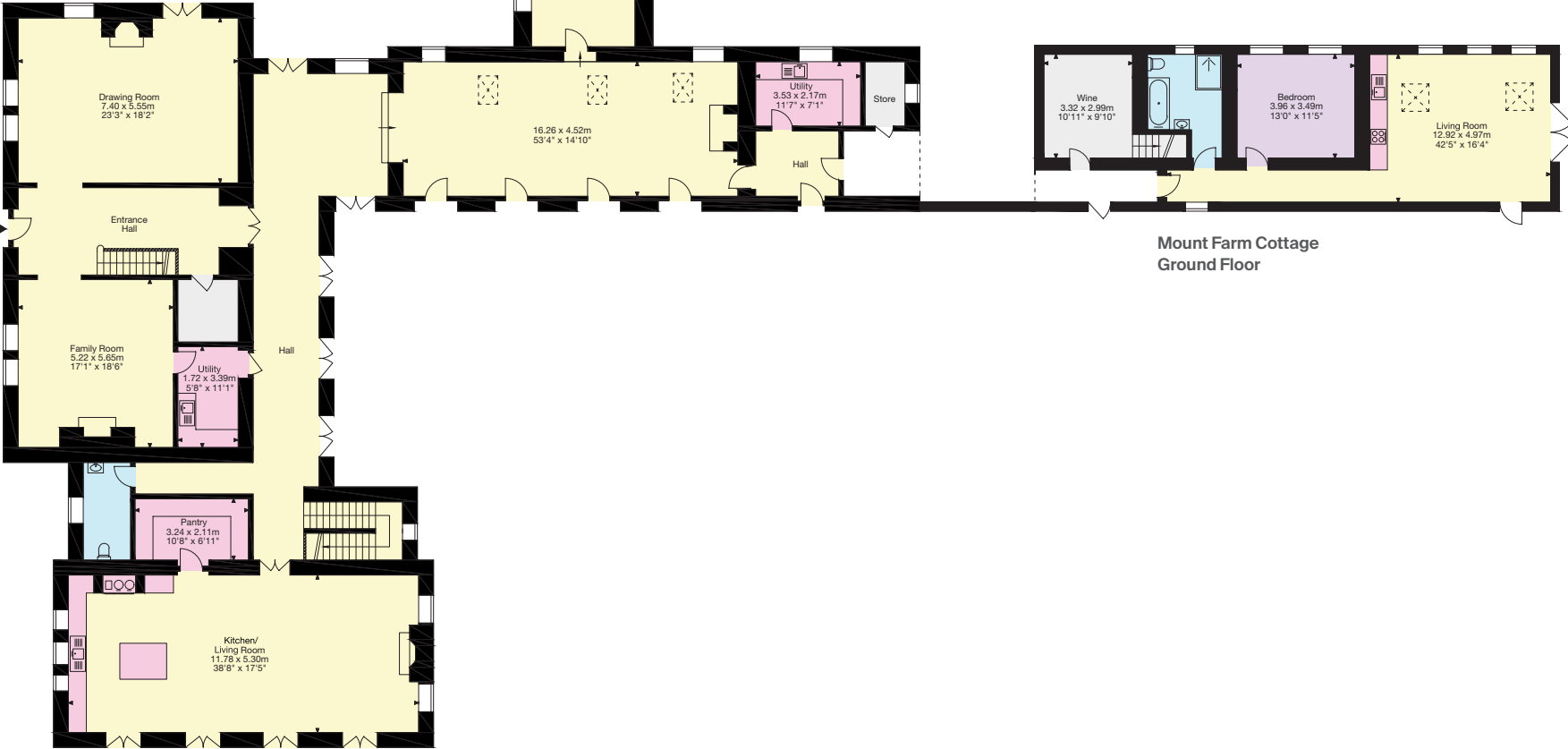


Mount Farm Cottage

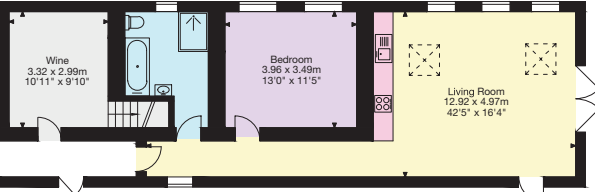


FLOOR PLANS

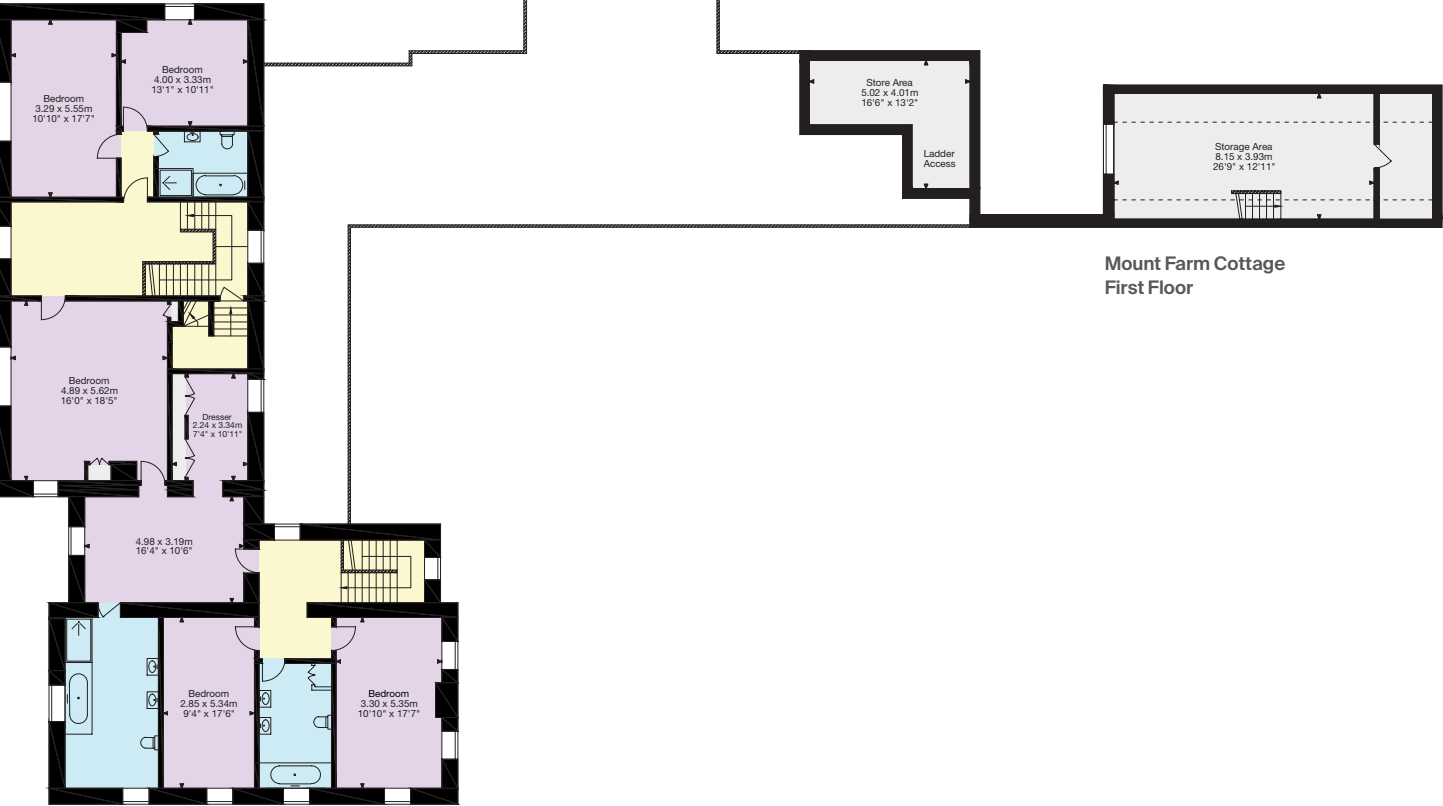
Mount Farm
Ground Floor



Mount Farm Cottage
Ground Floor

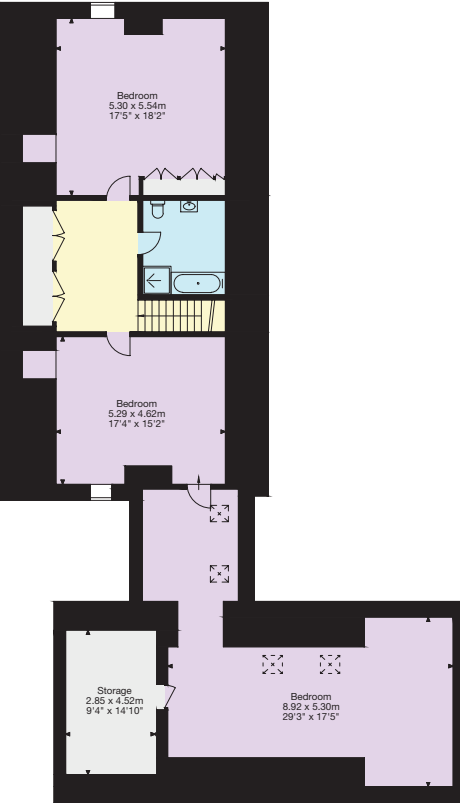


Mount Farm
First Floor



Mount Farm Cottage
First Floor

Mount Farm
Second Floor



Approximate Gross Internal Floor Area:
Main House (inc store) - 816 sq m / 8,783 sq ft
Mount Farm Cottage - 121 sq m / 1,302 sq ft
Total (inc Pool House, Stable Cottage & Barns -
1,800 sq m / 19,373 sq ft
For identification purposes only, not to scale.



Party Barn



GARDENS AND GROUNDS

The gardens and grounds have been carefully designed and have matured to provide a beautiful setting offering complete privacy. The courtyard garden is an RHS Chelsea award winning water garden design and the large east facing lawn is a full-size croquet lawn.

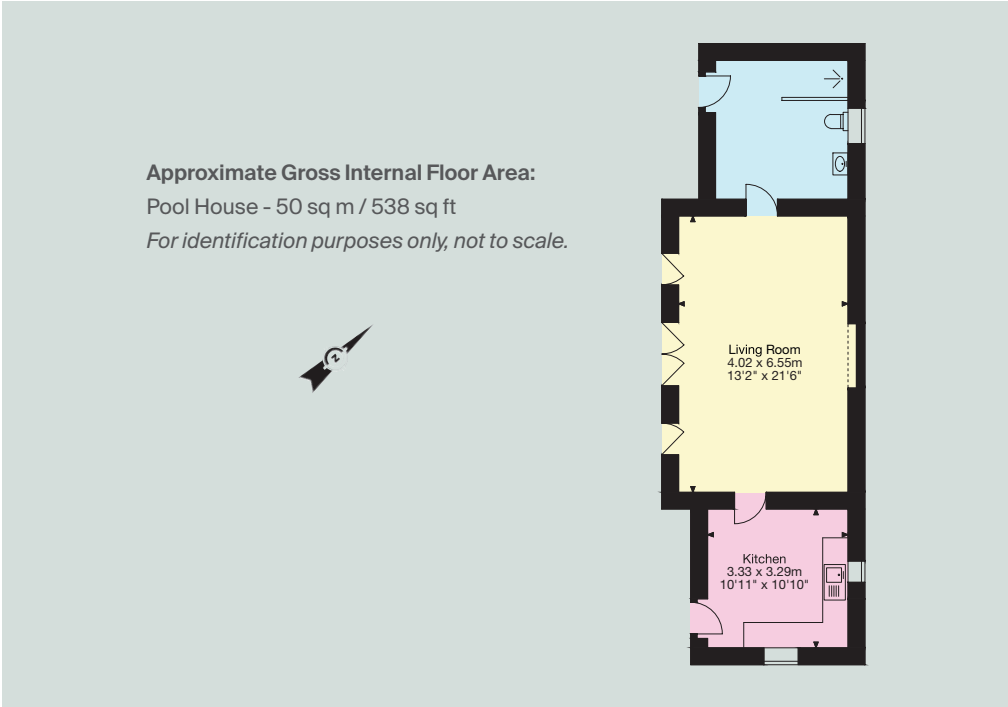
The walled swimming pool is accessed through the courtyard garden with a beautifully finished pavilion with a seating area, bathroom and separate kitchen.

A large well-established vegetable and cut flower garden with glass house and productive orchard with a range of fruit trees sit to the north of the pool along with a hard tennis court in very good condition.





Pool House Living Room



Pool House Kitchen



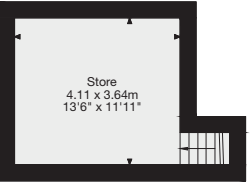
OUTBUILDINGS

There are two large general purpose agricultural buildings on the northwest side of the house. One barn is used for general farm storage and the other larger barn was previously used for stabling which could be reinstated.



STABLE COTTAGE

The larger barn has been partially converted under Class Q Permitted Development (20/03134/PNCOU) to provide further accommodation with two bedrooms, an open plan living area, bathroom and boot room.



Stable Cottage
First Floor

Approximate Gross Internal Floor Area:
Barns - 689 sq m / 7,416 sq ft
Stable Cottage - 124 sq m / 1,334 sq ft
For identification purposes only, not to scale.



Barn / Stable Cottage
Ground Floor

LAND

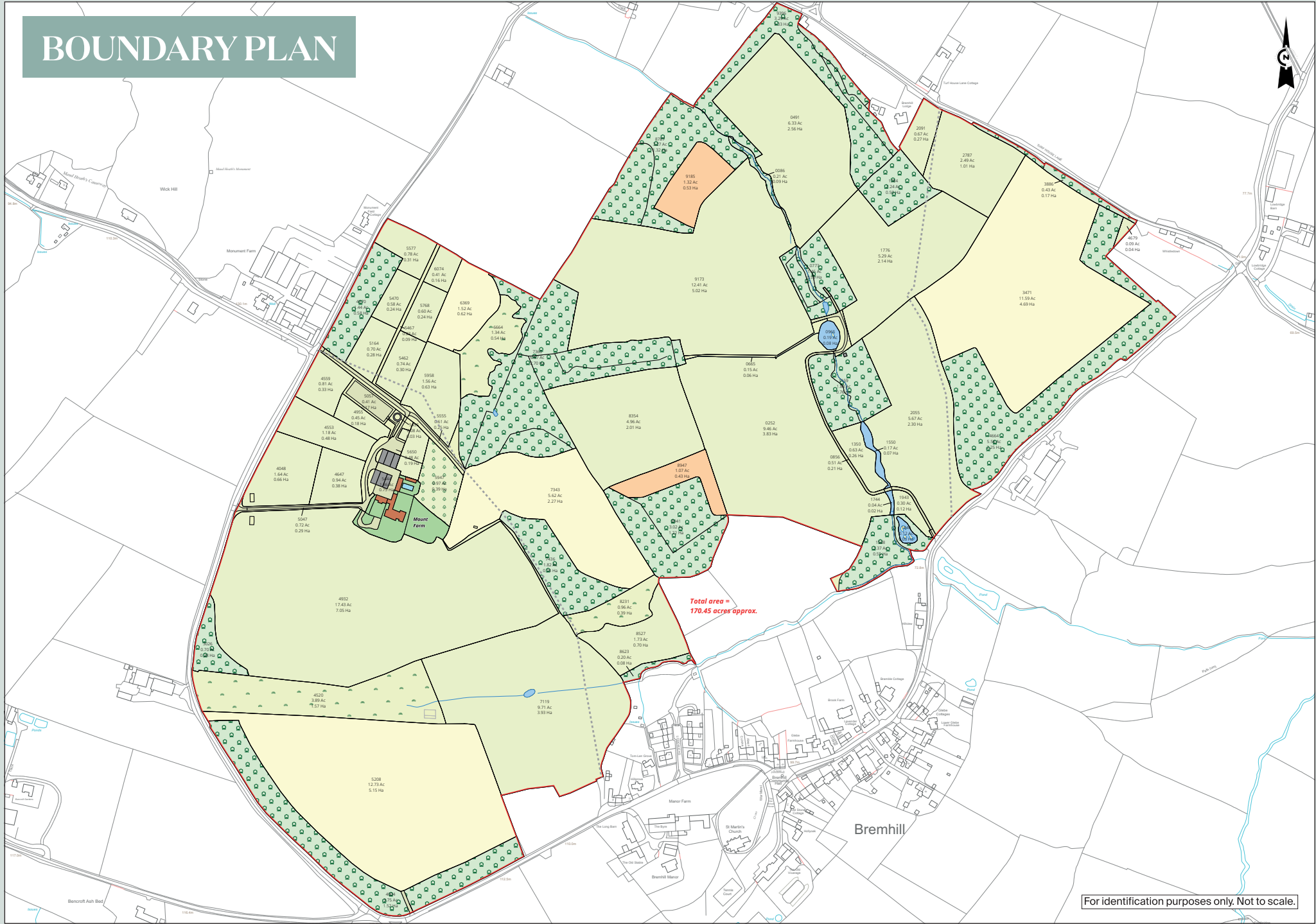
The land is ring fenced around the house with a large pasture field to the south of the house planted with parkland trees and expansive views up to the Cherhill White Horse. The current owners carried out a major programme of tree planting in 2012, to coincide with the Diamond Jubilee, with over 10,000 trees improving the biodiversity of the site and the visual aesthetics, creating attractive vistas and screening to enhance the privacy.

The agricultural land comprises approximately 95 acres of pastureland, 34 acres in arable production and 36 acres of woodland. A family shoot has been operated across the land providing up to 10 days a year.

On the east side of the farm there is a separate road access into a stunning valley with a tree lined track up to a large pond where the topography creates a bowl where there may be potential for an additional landscape led house of exceptional quality.



BOUNDARY PLAN



GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale freehold with vacant possession by private treaty.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There is a public footpath across the property.

PLANNING

The occupation of Stable Cottage shall be limited to a person solely or mainly working, or last working, in the agricultural/ equestrian business at Mount Farm, Bremhill or a widow or widower of such a person, and to any resident dependants.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

EPC RATINGS

The EPCs are attached to the brochure but if they have become detached, please request them from the Vendor's agent.

FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

LOCAL AUTHORITY

Wiltshire Council

SERVICES

Mains water, electricity and oil fired central heating with private drainage.

COUNCIL TAX BAND AND EPC

Property	Council Tax Band	EPC Rating
Mount Farm	G	E
Stable Cottage	B	D

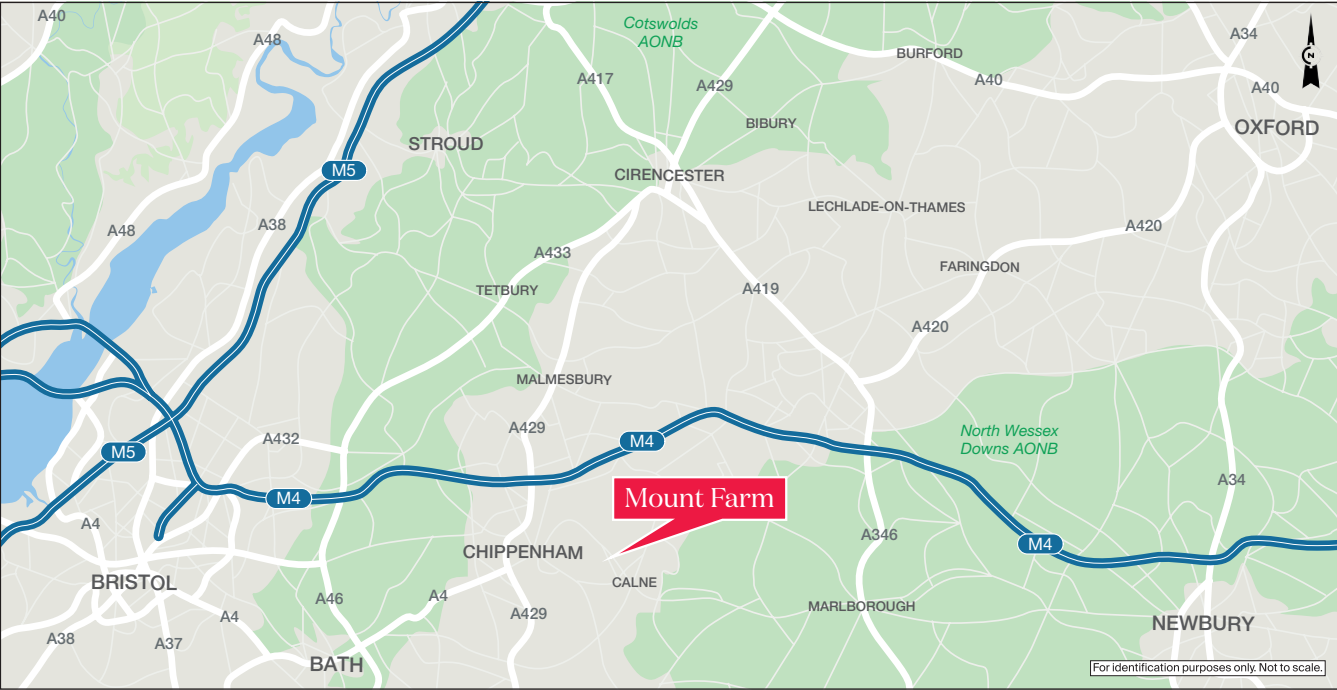
DIRECTIONS

Postcode: SN11 9LE

What3Words: ///abacus.advantage.price

VIEWINGS

Strictly by Appointment with Knight Frank



Viewing strictly by appointment only.
Please contact the selling agents:

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