



JAMES PYLE & CO.



Lanhill Stables, Lanhill, Chippenham, Wiltshire, SN14 6LY

Grade II Listed period home
Outstanding equestrian/smallholding facilities
Southerly views across its own private grounds
2 bedroom self-contained annexe
4 bedrooms, 3 bathrooms in the main house
3 light-filled reception rooms
Stabling and fenced paddocks
Stunning landscaped garden
Tucked away location 2 miles from Chippenham



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Guide Price: £1,450,000

Approximately 3,076 sq.ft including annexe

‘Tucked away within a private rural setting, this impressive period home overlooks its beautifully manicured southerly gardens and land of 9.5 acres’

The Property

Lanhill Stables is a magnificent period home located within a rural, tucked away setting overlooking its beautifully manicured southerly gardens and land. Dating back to 1845 and Grade II Listed, the property was constructed as stables to the neighbouring Lanhill House by J.Thompson as part of the Neeld Estate. Lanhill Stables is an impressive equestrian/smallholding property set within 9.5 acres complete with stabling. In addition, the property has the fantastic attachment of a wholly self-contained annexe. Both the main house and the annexe benefit from underfloor heating throughout.

Within the principal house, the excellent family sized accommodation with a great deal of its original character spanning across one floor and extending to around 2,474 sq.ft. Enjoying a south-east facing aspect, the accommodation is filled with natural light through ceiling to floor windows and glazed

doors accentuated by vaulted ceilings. The generous living spaces flow from one to another comprising three reception rooms and a kitchen/breakfast room. The living room of which reaches 30ft across with a cosy fireplace. The bedroom accommodation comprises four bedrooms, two with en-suites, and a family bathroom. The property has been thoughtfully designed with country living in mind boasting a very useful boot room complete with a dog shower, and a separate fitted laundry room.

The annexe offers some 600 sq.ft of accommodation and benefits from its own private entrance and garden area in front. The accommodation comprises two bedrooms, an en-suite, separate WC, and living room open plan to the kitchen.

The equestrian angle is excellent with well-maintained turn out paddocks plus a yard and a range of stables as well as easy access for vehicles and ample parking. The stabling



comprises four loose-boxes, a tack room with dual-sink and large hay store. The yard has flood lighting and both a hot and cold water supply. Behind the stable block, there is a timber constructed machinery store with power connected. A sweeping driveway enters the property to the rear approaching an oval turning circle.

In addition to the surrounding land, the gardens are a stunning feature of the property having been beautifully landscaped with lawns framed by box hedging and vibrant flower beds. Arranged within the L-shape privacy of the house, the gardens have been designed with avenues of views over the land to be enjoyed and appreciated all year round from the principal accommodation.

Situation

Located just 2 miles north-east of Chippenham, Lanhill is a rural hamlet remnant of ancient history with the Lanhill Long Barrow

chamber. 1.5 mile away is the popular village of Yatton Keynell which has excellent facilities including a village shop, doctors surgery, pub and primary school. The property is conveniently accessible to town amenities whilst occupying a countryside setting. The A420 provides fast access to the city centres of Bath and Bristol both achievable within 35 minutes. Nearby Chippenham provides an excellent range of facilities plus mainline train services to London (Paddington) in as little as 69 minutes. Junction 17 of the M4 is situated 5 miles away for fast vehicular access to London and the M5. There is a superb choice of both state and private schooling at Chippenham and Bath. Horse racing can be found at Bath and the nearby famous Cotswold village of Castle Combe has a Peter Alliss designed 18-hole golf course, circuit track racing and a Michelin star restaurant.







Additional Information

The property is Freehold with oil-fired heating and underfloor heating, private drainage, mains water and electricity. The property is Grade II Listed. Lanhill Stables has a right of way over the neighbouring property for access. There are no public rights of ways. Ultrafast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band G.

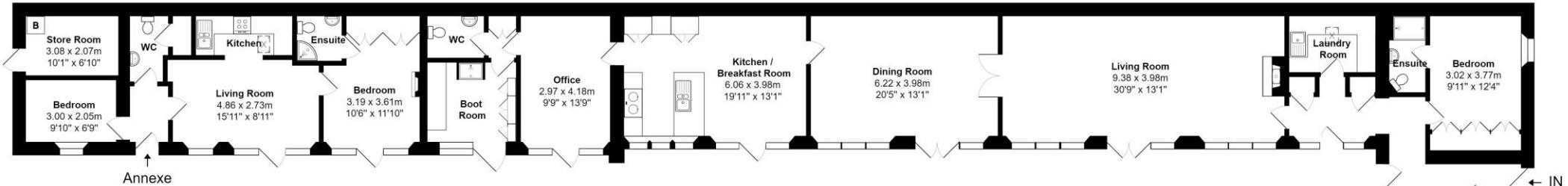
Directions

From Chippenham, follow the A420 towards Castle Combe. Take the right hand turn at the junction to Yatton Keynell onto the B4039, and locate shared entrance to Lanhill Stables shortly after on the right hand side. Follow the gravel drive bearing left to locate the property at the very end.

Postcode SN14 6LY.

What3words: ///rooting.golf.rant



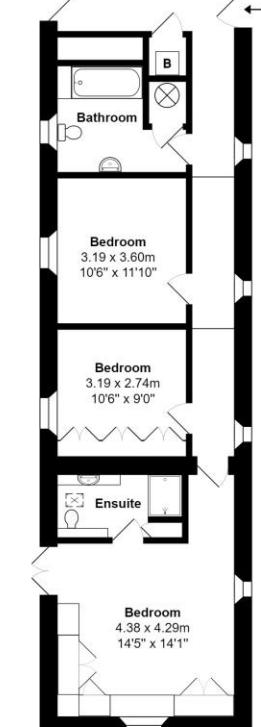
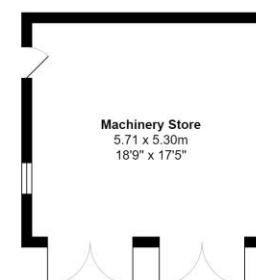
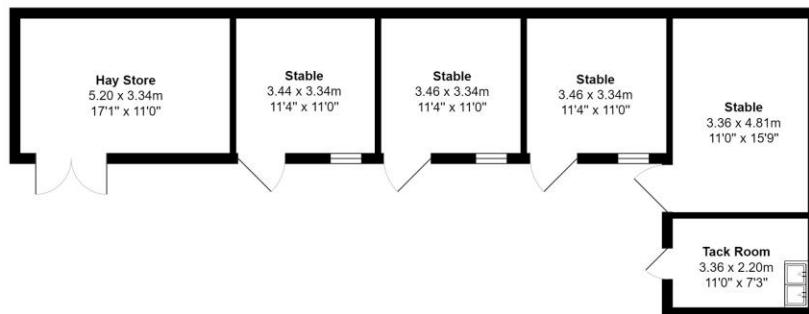


Main House Area: 29.8 m.sq ... 2474 sq.ft.

Annexe Area: 55.9 m.sq ... 602 sq.ft.

Total Area: 394.3 m² ... 4245 ft²

All measurements are approximate and for display purposes only



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