



ELMS FARM

Upper Minety, Malmesbury, Wiltshire



ELMS FARM UPPER MINETY

Charming period Cotswold farmhouse with southerly views, with extensive outbuildings.
In all about 38 acres.

   EPC
5 4 3 E

Local Authority: Wiltshire Council Council Tax band: G Tenure: Freehold

Services: Mains electricity and drainage. Oil-fired central heating and Aga.

UPLIFT CLAUSE: There is a clause which means that if any additional dwellings are built in the future, a development uplift would be payable.
This payment would only be triggered when the development is actually carried out, not when planning permission is granted.

Guide Price: £1,750,000



THE PROPERTY

An attractive period Cotswold stone farmhouse enjoying far-reaching southerly views across its own land. The property is not listed.

The light, well-proportioned accommodation is centred on an open-plan reception and dining hall with a wood-burner, parquet flooring, and a French door to the garden. Leading off are a drawing room with an open fireplace and double french door overlooking the garden, a study, together with a large kitchen/breakfast room fitted with an Aga, a walk-in larder, and a boot room beyond.

Features include a wood-burner and a decorative plaster frieze in the hall depicting cattle and oak leaves, reflecting the property's agricultural heritage.





SITUATION

The property occupies a private and unspoilt rural position within the Cotswolds on the edge of the village of Upper Minety, enjoying open southerly views across gently rolling countryside. The setting is peaceful and secluded, with stunning countryside excellent for walking and riding out, thanks to quiet lanes and excellent bridleways.

Upper Minety is a small North Wiltshire village neighbouring Minety and Oaksey, all with excellent village amenities and a strong community. Quietly situated away from the main road, yet easily accessible to the local centres of Malmesbury, Tetbury and Cirencester, which have a good range of shops and facilities for everyday needs. Minety has a village pub, Vale of the White Horse, and further afield, in Oaksey, is The Wheatsheaf. There is a village shop and church in Minety, as well as a well-regarded preschool and primary school. There is a strong community with many events and clubs, the tennis club, the Rugby/Football club, the club clubhouse, and the renowned Minety Festival every July.

There are wonderful walks up to Flisteridge woods, and sporting opportunities are diverse, including golf courses at Oaksey and Cirencester; sailing and water sports at the Cotswold Water Park; motor racing at Castle Combe.

There are excellent communications to the M4 (J16) 9 miles, mainline railway services to London Paddington from Kemble Station (about 6 miles) and Swindon Station 13 miles.

Education is first-class, with good private and state schools within easy reach. Minety and Oaksey primary schools, as well as Cricklade Manor Prep, Westonbirt, Marlborough College, St Mary's and St Margaret's Calne, to name a few.





GARDENS AND GROUNDS

The land is laid to permanent pasture and divided into a series of stock proof paddocks and larger fields. Two small paddocks lie to either side of the drive, while beyond the farm buildings is a large, level field extending to approximately 19 acres. Three further fields run southwards to a brook, which forms the southern boundary.

To the east of the house are a range of outbuildings, a large hard-standing yard, open garaging, closed garaging, stabling, and other buildings that offer excellent storage space. There is also an outbuilding, close to the house, used as a games room/office and/or gym, and there are two covered yards and a Dutch Barn.

Distances:

Kemble Station 6 miles (London Paddington 80 mins) | Malmesbury 8 miles | Tetbury 9 miles | Cirencester 9 miles | M4 (J16) 9 miles (All distances and times are approximate).



Upper Minety Malmesbury, Wiltshire

Gross Internal Area (Approx.)
 Main House = 337 sq m / 3,627 sq ft
 Garage / Carport = 58 sq m / 624 sq ft
 Outbuildings = 181 sq m / 1,948 sq ft
 Large Barn = 729 sq m / 7,846 sq ft
 Total Area = 1,305 sq m / 14,045 sq ft



Second Floor



Ground Floor
Main House



First Floor

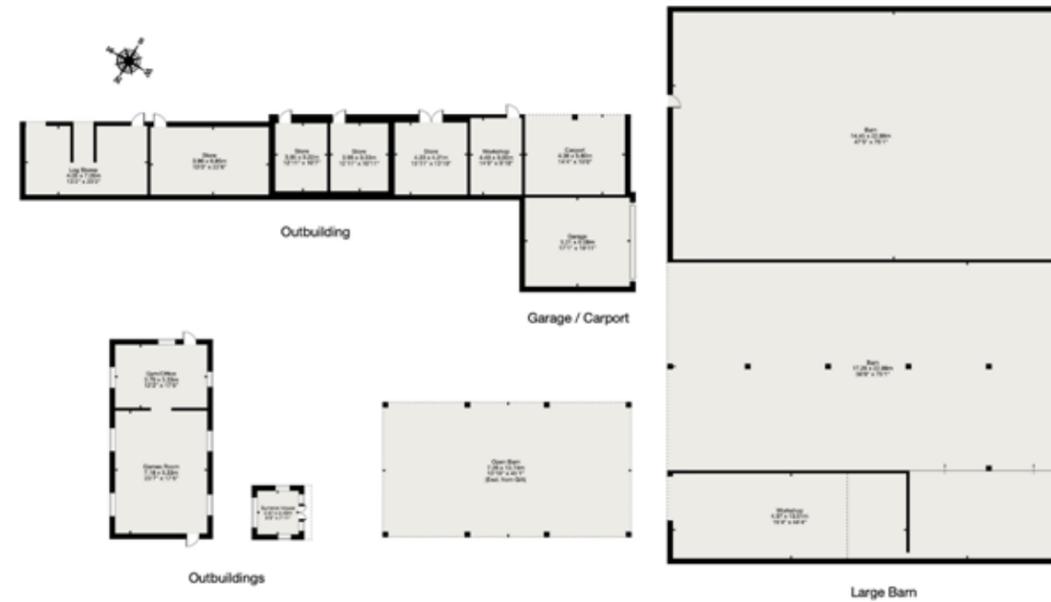
- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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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. (ID767266)



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