

for sale

guide price **£675,000**



## Hawkeridge Farm, Mill Lane, Hawkeridge, Westbury BA13 4LD

Nestled in the countryside between Trowbridge & Westbury, on a secluded lane, Hawkeridge Farm is a Grade II Listed Residence offering substantial accommodation, grounds & stable block.

Viewing is highly recommended





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## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Porch

Covered porch with seating area. Doors to Entrance Hall.

## Entrance Hall

With stairs rising up to first floor. Storage cupboards. Door to Rear Gardens. Doors to Kitchen, Sitting Room & Dining Room.

## Kitchen

Stylish kitchen with co-coordinating wall, base & drawers with work surfaces over. Display shelving with cafe rod & hooks under. Double bowl Belfast style sink. Exposed brickwork. Space for large range style cooker. Feature corner window seat. Island. Door to Family Room. Access to Breakfast Room. Door back to Entrance Hall.

## Breakfast Room

Windows overlooking garden. Door to porch. Open access to Utility Room. Door to Family Room.

## Utility Room

Window. Comprising work surfaces with cupboards under. Sink with drainer. Space for under counter appliances. Door to Cloakroom.

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## Cloakroom

Suite comprising low level wc & wash hand basin. Storage cupboard.

## Family Room

Window & french doors overlook and lead to garden. Stairs up to first floor room. Understairs storage. Door to Bathroom.

## Bathroom

Window. Suite comprising bath, wash hand basin & low level wc.

## Dining Room

Windows to front & rear.

## Sitting Room

Well appointed room with windows to side and rear aspects. Fire place with alcoves to the side featuring shelving & cupboards.

## First Floor Landing

With stairs rising from Entrance Hall. Stairs up to Second Floor. Doors to Bedrooms & Bathroom.

## Bedroom One

Windows to rear aspect. Built in wardrobes / storage. Door from Landing. Stairs up from Family Room.

## Bedroom Two

Windows to side and rear aspects. Feature fire place. Door to En Suite.

## En Suite

Suite comprising shower enclosure, low level wc & double basin.

## Bedroom Three

Windows to front & rear aspects. Fire place.

## Bedroom Four

Window to front aspect. Built in wardrobes / storage.

## Bathroom

Window to front. Suite comprising bath, wash hand basin and low level wc. Built in cupboard.

## Second Floor

With stairs up from first floor landing. Spacious room with window to gable end. Built in cupboards. Access to En Suite. Door to Loft Room.

## Loft Room

Window to gable end. Built in cupboards / wardrobes.

## Stable Block

Good size stable block with doors to the front & door to rear. Storage area. Three stable units.

## Outside

The property sits on plot enclosed by hedging & with gates from Mill Lane. There is a driveway / turning area from the gates giving access to a stable block, carport & shed. To the far end is a lawned area. To the rear, the lawned garden is enclosed by hedging and offers uninterrupted views of the neighbouring countryside. There is a private grassed paddock, approx 3.5 acres, with gated access from Mill Lane.













Total floor area 540.7 m<sup>2</sup> (5,820 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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Property Ref: TWB307747 - 0005

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: E

**view this property online [connells.co.uk/Property/TWB307747](http://connells.co.uk/Property/TWB307747)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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