



BLACKACRE FARM

Wiltshire, BA14

BLACKACRE
FARM



A SUBSTANTIAL FAMILY HOME WITH OUTBUILDINGS AND LAND

A characterful and highly versatile country property extending to almost 9,000 sq ft, comprising a substantial family house, self-contained annexe, extensive outbuildings and established gardens in an elevated rural setting near Bath and Bradford on Avon.

			EPC
6	4	4	D
			

Land Area: Approximately 14.92 acres (subject to survey)

Services: We are advised that the property is connected to mains electricity and water, oil-fired central heating, private drainage.

Local Authority: Wiltshire Council | Council Tax: Band G

what3words: ///snowy.volume.crescendo

Method of Sale: We are advised that the property is Freehold

Viewings: Strictly by prior appointment with the agent Knight Frank LLP



SITUATION

Blackacre Farm occupies an elevated rural position close to the sought-after village of Holt, enjoying far-reaching views across the surrounding Wiltshire countryside. Holt offers a village shop, public house, church and primary school, while the nearby town of Bradford on Avon, approximately 2 miles away, is renowned for its Georgian architecture, historic bridge and excellent range of day-to-day amenities. The World Heritage City of Bath lies approximately 10 miles distant and provides an outstanding selection of restaurants, shopping, cultural attractions and leisure facilities.

The area is particularly well served by highly regarded state and independent schools. Communications are excellent, with Junction 17 of the M4 approximately 15 miles away and regular rail services from Bath Spa and Chippenham connecting to London Paddington.







THE HOUSE

Situated within a conservation area, Blackacre Farm is not listed and comprises a collection of former farm buildings dating from the 17th century. Converted and remodelled during the late 1980s, the property now provides a substantial family home extending to almost 9,000 sq ft. The principal reception rooms and bedrooms enjoy attractive southerly views across the gardens and surrounding countryside. An impressive entrance hall with double-height ceiling leads to a galleried landing, while the generous reception accommodation includes a triple-aspect drawing room with fireplace and French doors opening onto the terrace, together with a sitting room, dining room and conservatory.

At the heart of the house is a kitchen fitted with Smallbone cabinetry, complemented by a utility room and cloakroom. The first floor provides four well-proportioned bedrooms, including a principal suite and guest bedroom with en suite facilities, together with a family bathroom. The second floor offers two further substantial bedrooms and additional bathroom accommodation. A self-contained annexe provides an open-plan kitchen/living room, double bedroom and shower room.





GARDENS & GROUNDS

The property is approached via a gravel driveway leading to an extensive parking and turning area. The gardens are enclosed in part by attractive stone walling and include lawns, an orchard, herb garden and loggia, all enjoying an attractive rural outlook. A generous terrace extends from the principal reception rooms, creating an ideal setting for outdoor dining and entertaining. There is also a former outdoor swimming pool and pool building offering potential for improvement.

A particularly notable feature of Blackacre Farm is its extensive range of ancillary buildings, including carports, a workshop, former milking parlour and loft space above. Beyond the main gardens lies a substantial aircraft hangar, providing exceptional versatility for storage, hobbies, business use or future adaptation.



Blackacre Farm

Holt BA14

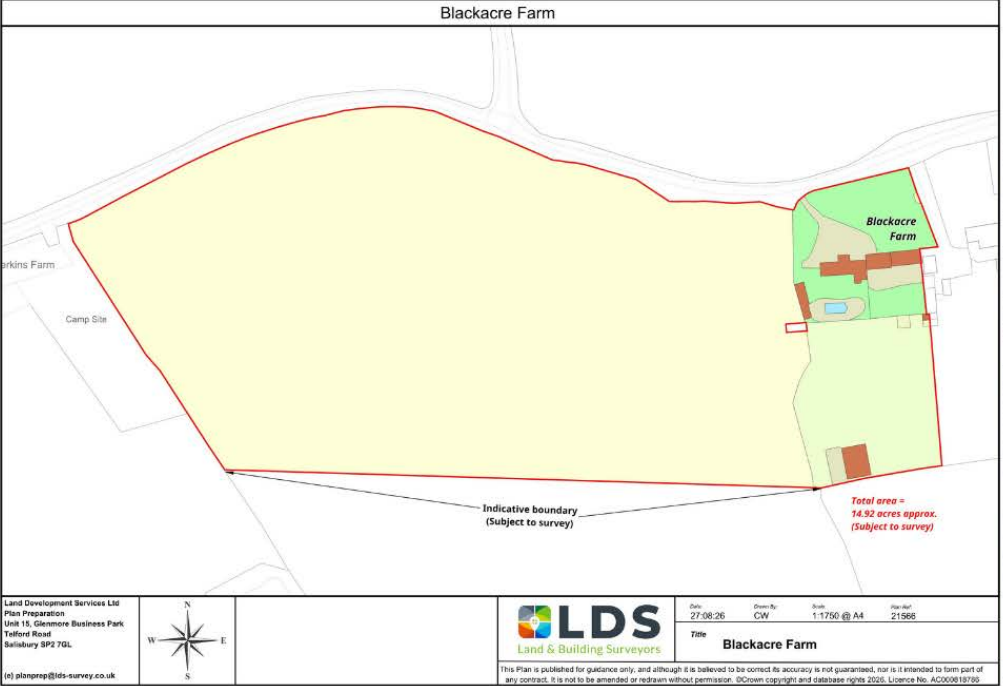
Gross Internal Area (Approx.)
(Excluding Eaves and Car Ports)
Main House = 412 sq m / 4,435 sq ft
Annexe = 39 sq m / 420 sq ft
Outbuildings = 19 sq m / 205 sq ft
Barns = 280 sq m / 3,014 sq ft
Total Area = 750 sq m / 8,074 sq ft



- 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.

01225 325 999
4 Wood Street, Queen Square
Bath BA1 2JQ
bath@knightfrank.com



Charlie Taylor | Sophie Tarbatt
01225 325 993 | 01225 325 991
bath@knightfrank.com

Knight Frank Bath
4 Wood Street,
Bath, BA1 2JQ

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2026. Photographs and videos dated August 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

