

for sale

£750,000



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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Description Cont'd...

Hawkeridge Farm is a Grade II Listed Former Farmhouse, which has been lovingly upgraded by the current vendors and now offers a modern stylish feel throughout, whilst retaining many character features.

The main farmhouse accommodation is arranged over three floors and benefits from Four Reception Areas, Six Bedrooms, Four Bathrooms,

Outside the property enjoys Ample Off Road Parking to the Front, Enclosed Garden to the Rear.

There is a stable block which has ample storage & three stables and a 3.5 acre [approx] paddock.

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-ordinating 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.

Cloakroom

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

Family Room

Window & french doors that 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.

Cont'd....



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 m² (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



To view this property please contact Connells on

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Property Ref: TWB307855 - 0003

Tenure:Freehold EPC Rating: Exempt

Council Tax Band: E

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