



Grove Farm, Box Hill, Corsham, SN13 8HR

Offers in excess of £2,000,000



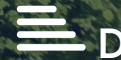
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Grove Farm is an exceptional unlisted Georgian farmhouse occupying a commanding hilltop position in the tranquil hamlet of Box Hill, set within approximately 40 acres of biodynamically managed pasture and ancient woodland. A mixed-use estate, it combines period elegance with practical country living and active income generation — a rare opportunity to acquire a truly versatile rural property just six miles from the UNESCO World Heritage city of Bath.

The Residence

The four-bedroom farmhouse is beautifully proportioned, with three spacious reception rooms that balance grandeur with warmth. Original period details have been lovingly preserved throughout — elegant sash windows, an electric Aga and a traditional log burner create an interior that feels both timeless and welcoming. Unusually for a property of this heritage and calibre, the house is unlisted, offering future owners an exceptional degree of flexibility.

Grounds & Lifestyle

The estate extends to approximately 40 acres of pasture and woodland, managed biodynamically for twenty years to create a thriving, wildlife-rich ecosystem. Birdwatchers will delight in spotting Firecrests, Nuthatches and all three species of British Woodpecker. The gardens are a productive paradise — multiple orchards yield apples, pears, cherries, plums and figs, while established asparagus beds, a kitchen garden and a wildflower-filled walled garden provide both beauty and abundance.

Outbuildings & Versatility

Practical country living is well catered for. A double garage, workshop and large greenhouse are all linked directly to the main house, providing convenient internal access year-round.

The estate offers exceptional versatility beyond the main residence. A self-contained annexe with its own private driveway and garden provides ideal accommodation for extended family or guests. Equestrian facilities include a large open stable with a dedicated yard and direct field access. A disused swimming pool with a spectacular valley outlook presents an exciting opportunity for restoration or reimagining as an infinity pool. Bramble Lodge and a range of further outbuildings present exciting development possibilities for those wishing to expand or enhance the estate, subject to planning.

Mixed Use: Income & Sustainability

Grove Farm generates active income streams, including solar panels and an established, tree-enclosed field operating as a popular Caravan and Motorhome Club Certificated Location, and an active grazing licence that can be continued by the incoming owner if desired.

Location

Despite its total rural serenity, Grove Farm is exceptionally well connected. The historic market town of Corsham is just three miles away, while Bath — with its world-class dining, shopping and schooling — is a mere six-mile drive. The panoramic views over the surrounding valleys are among the finest in Wiltshire.

Further Opportunities

Two additional luxury holiday barns are available for purchase under separate titles. Further details and pricing are available on enquiry.



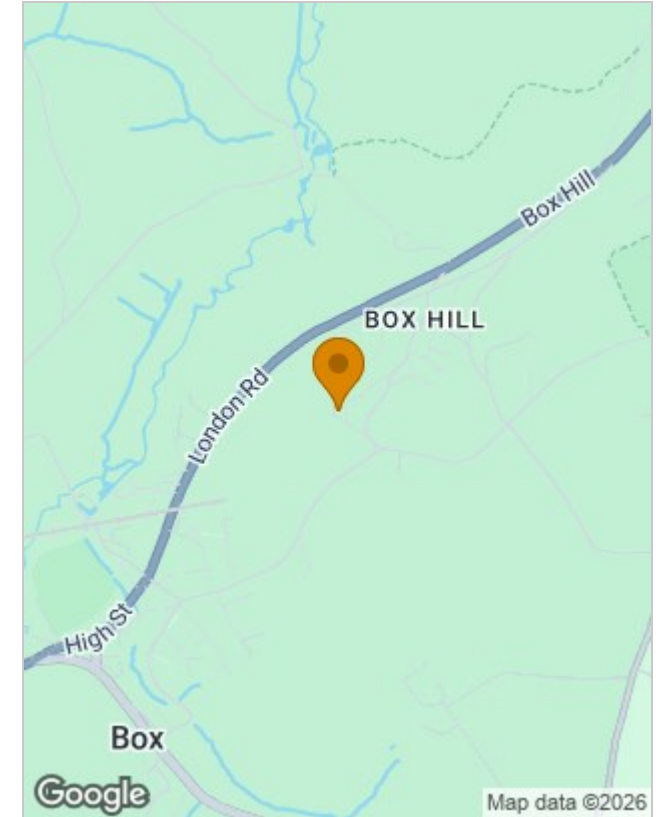




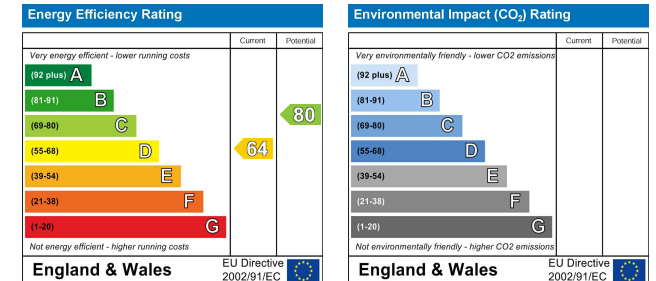
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Rivendell Estates Office on 01373 489 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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