



LANHILL HOUSE

Lanhill, Wiltshire, SN14



AN IMPRESSIVE GRADE II LISTED COUNTRY RESIDENCE

With secondary accommodation, set within approximately 3 acres of established grounds.

ACCOMODATION

THE HOUSE

5-6 bedrooms | 4 bathrooms | 5 reception rooms | EPC E

THE COTTAGE ANNEXE

1-2 bedrooms | shower room | kitchen/dining room | mezzanine | reception room

Land Area: 3.03 acres

Services: We are advised that the property is connected to mains electricity & water, drainage via a private sewerage treatment plant and oil-fired heating.

Local Authority: Wiltshire Council | Council Tax band: H

what3words: ///bloom.fatherly.magazine

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

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



SITUATION

Lanhill House is situated within the small rural hamlet of Lanhill, approximately 2 miles north-west of Chippenham. The area is rich in history, with nearby landmarks including the Lanhill Long Barrow, while the well-regarded village of Yatton Keynell lies about 1.5 miles away, offering a range of everyday amenities including a shop, primary school, public house and medical facilities.

Despite its peaceful setting, the property is well connected. The A420 provides access to Bath and Bristol, both within around 35 minutes, while Chippenham offers a comprehensive range of services together with mainline rail links to London Paddington in approximately 69 minutes. Junction 17 of the M4 is about 5 miles away. The area also benefits from a wide choice of highly regarded schooling and a range of leisure facilities, including golf at Castle Combe and racing at Bath.











THE MAIN HOUSE

Lanhill House is a striking Grade II listed residence, set within approximately 3 acres of gardens and grounds, approached via electric gates and a sweeping circular driveway. Constructed in 1845 for the J. Neeld estate, the house is attributed to James Thomson and is believed to have originally served as the estate manager's residence. Architecturally distinctive, the property features a projecting entrance porch with an elegant tower incorporating a bell turret and sundial. It is referenced by Marcus Binney as one of the 500 most important buildings in Britain and Ireland.

The accommodation extends to just over 6,000 sq ft and retains many period features, including high ceilings, decorative cornicing, fireplaces and tall sash windows which provide excellent natural light throughout. The principal rooms are centred around an impressive reception hall with a sweeping staircase, while the five reception rooms offer a high degree of flexibility for both formal entertaining and family living. The marble-finished kitchen is a particular feature of the house and is complemented by well-proportioned bedroom accommodation arranged over the upper floors. The overall layout is both substantial and practical, combining the character of a period country house with accommodation well suited to modern living.



THE COTTAGE ANNEXE

Adjoining the main house, a former stable block that forms part of the Grade II listed structure has been converted to provide a self-contained cottage annexe extending to approximately 946 sq ft. The accommodation is centred around an impressive vaulted reception room with exposed timber trusses and benefits from a mezzanine level, offering flexible ancillary accommodation for guests, extended family or staff.

A separate store room is currently used as ancillary space, although the vendors have been advised that it could potentially be converted to create a second bedroom, subject to the necessary consents. In addition, the extensive adjoining garaging may offer scope for further accommodation or living space, subject to the necessary planning permissions and listed building consents.





OUTSIDE

The property sits within mature, well-established grounds, enclosed by a combination of stone walls and specimen trees, affording a high degree of privacy.

In addition to the principal driveway, a secondary gated access leads to a range of outbuildings including extensive six-bay garaging. The gardens are arranged to provide a variety of distinct areas, including a walled garden with terrace, expansive lawns, a lily pond with water feature, and a productive vegetable garden.

Beyond the formal gardens lies a paddock of approximately 0.9 acres, with independent vehicular access. The grounds are further enhanced by a variety of mature and ornamental trees, together with fruit trees within the paddock.





Lanhill House

Lanhill, Wiltshire

Gross Internal Area (Approx.)

Main House = 558 sq m / 6,009 sq ft

Annexe = 87 sq m / 946 sq ft

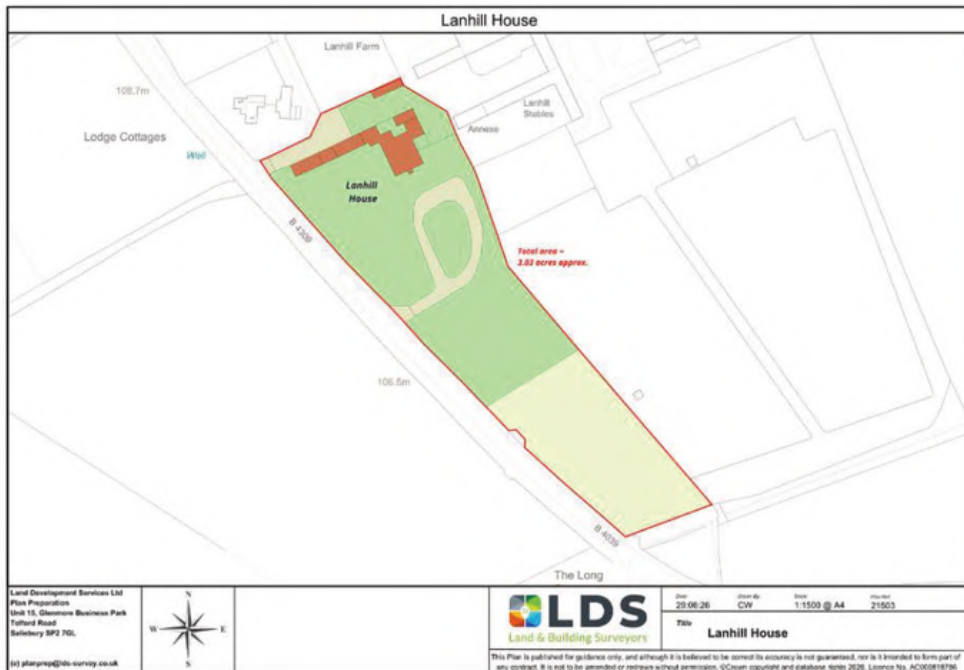
Garage = 92 sq m / 990 sq ft

Total Area = 737 sq m / 7,945 sq ft



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