# KINGWAY FARM Corston, Malmesbury, Wiltshire SN16 0HW

Price Guide £950,000









- Characterful Three-Bedroom Period Stone Cottage
- Fabulous Self-Contained Two-Bedroom Annexe
- Magnificent Grade II Listed 17th Century Barn with Two Internal Loose Boxes
- Generous Gardens • Five Level Pasture Paddocks • Approx. 11.5 Acres In All
- Highly Desirable Rural Location

REF EO8766

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle









## GENERAL AND SITUATION

Approximate Distances:
Malmesbury 4 miles ● Chippenham 6 miles ● Cirencester 14 miles ● M4 (Junction 17) 2 miles

A characterful three-bedroom period stone cottage with an attached two-bedroom annexe, set in approx. 11.5 acres of level pasture paddocks, complete with a magnificent 17th century barn and two indoor loose boxes, in an exceptional rural setting between the sought-after rural villages of Hullavington and Corston.

Kingway Farm Cottage is believed to date back to around 1650, with a plaque on the chimney bearing a date of 1635 and it has been home to the current owners for the past twenty-five years. They converted the adjoining outbuildings into an annexe providing ancillary residential/holiday accommodation in 2015. The fabulous grade II listed traditional agricultural threshing barn, and whilst it currently houses two internal loose boxes and provides plenty of storage, it has previously had planning permission for conversion to a pottery with offices, although this has subsequently expired.

Nestled in the beautiful north Wiltshire countryside, Kingway Farm enjoys an enviable position between the charming villages of Corston and Hullavington, just four miles south of the historic market town of Malmesbury. Full ranges of shops and amenities are provided by Malmesbury, Cirencester, Bath and Bristol, and within the immediate local area there are a number of popular pubs, including the Somerford Arms at Little Somerford, The Vine Tree at Norton and The Potting Shed at Crudwell. Junction 17 of the M4 is just three miles away, whilst nearby Chippenham station offers regular mainline services to London Paddington in as little as seventy minutes and Bristol in around twenty-five minutes.

The area is renowned for its outstanding leisure and sporting opportunities, with water sports at the Cotswold Water Park, horse racing at Cheltenham or Bath, and world-class eventing at Badminton, Dauntsey and Gatcombe Park.

## THE RESIDENCE

A charming traditional-style stone cottage with oil-fired central heating and a pressurised water system which includes a water softener. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** through the front door opens into the **Living Room** which has a stone inglenook fireplace with logburner and stairs rising to the **First Floor**.

A door leads to a **Ground Floor Bedroom** with exposed period timbers and an **Ensuite Shower Room.**

The **Dining Room** has glazed double doors leading out to the **Garden** and access through to the **Kitchen** which is fitted with a range of built-in units painted navy blue, with oak worksurfaces, 1½ bowl sink, plumbing for dishwasher and washing machine, electric cooker point with extractor hood, integral undercounter fridge and an external, half-glazed door leading out to the **Garden**.

There are **Two Further Bedrooms** and a **Family Bathroom** on the **First Floor.**

















## SELF-CONTAINED ANNEXE

Converted in 2015 to provide ancillary residential/holiday accommodation, completed to a high-specification with oak doors throughout, comprising as follows:

**Open-Plan Kitchen/Living Room** with two external doors, part exposed ceiling beams, built-in kitchen units with worksurfaces, electric oven, four ring hob with extractor hood, 1½ bowl stainless steel sink and a free-standing logburner within the living area.

There are **Two Good-sized Bedrooms**, each with **Ensuite Bath/Shower Rooms**.

## OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a country road via a wide-splayed entrance, with a private gated drive leading to a substantial **Arrival Courtyard.**

There is a generous rear lawned garden with a number of fruit trees, a **Vegetable Patch** with **Raised Beds,** a **Greenhouse** and a **Poultry Enclosure** with **Henhouse**.

The **Traditional Barn** is set adjacent to the cottage providing **Two Indoor Stables/Loose Boxes** and useful storage.

**The Land** adjoins in level pasture divided into **Five Paddocks**, with a mature hedge and several trees running through the middle. Water is supplied to field troughs, the paddocks are enclosed with stock fencing and there is a mobile **Field Shelter** c. 20' x 12' (6m x 3.6m)

**IN ALL APPROX. 11.5 ACRES**
**(About 4.6 Hectares)**

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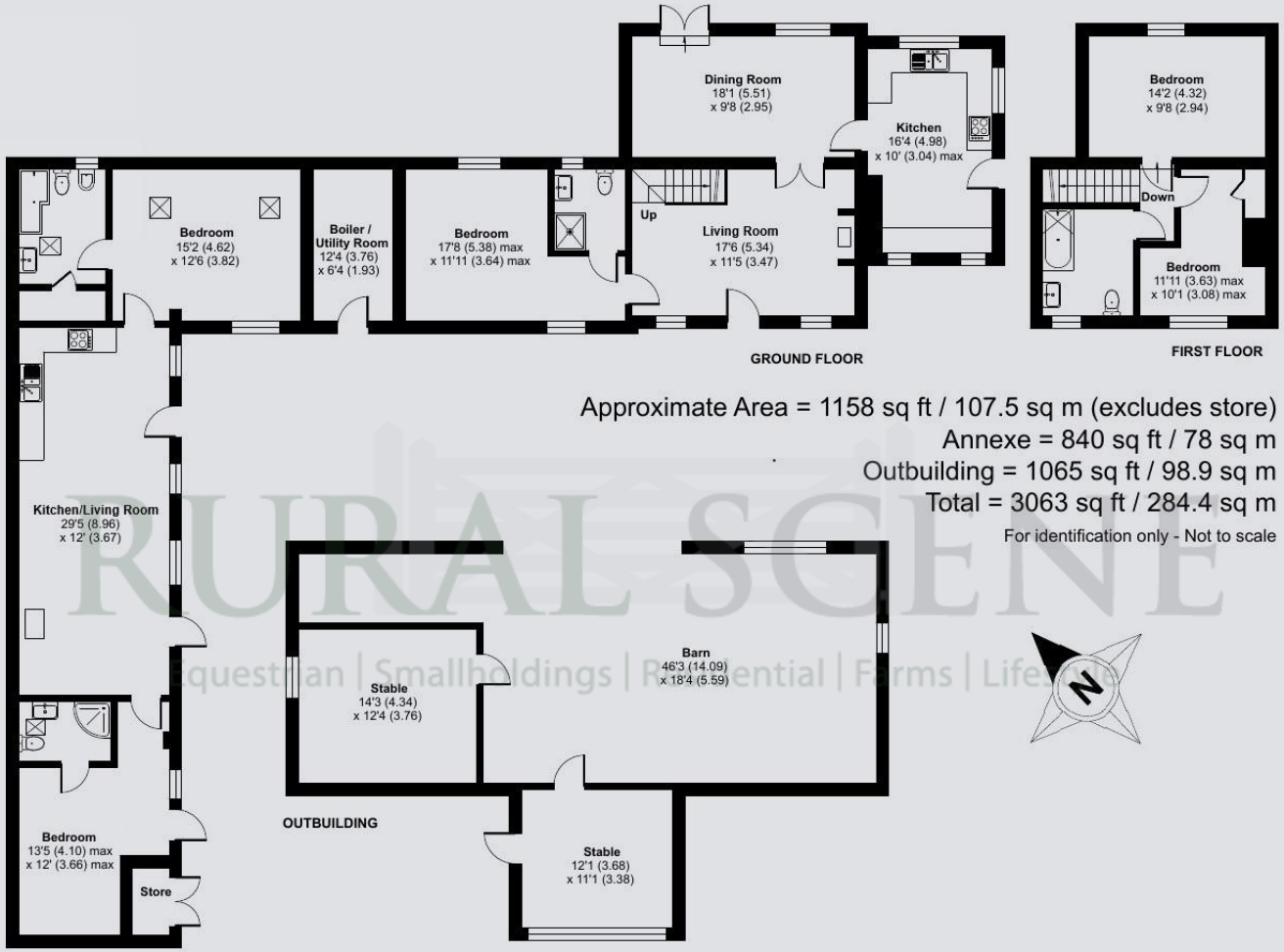






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Approximate Area = 1158 sq ft / 107.5 sq m (excludes store)
Annexe = 840 sq ft / 78 sq m
Outbuilding = 1065 sq ft / 98.9 sq m
Total = 3063 sq ft / 284.4 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Rural Scene. REF: 1487163

## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

WILTSHIRE COUNCIL
Tel: 0300 456 0100

## SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

**TENURE** Freehold **COUNCIL TAX** D

## ENERGY RATINGS

COTTAGE E ANNEXE C

## DIRECTIONS

From Junction 17 of the M4 motorway head north on the A429 for two miles, proceed under the railway bridge, and the entrance to Kingway Farm will then be seen, after a short distance, on the right-hand side.

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The Property Ombudsman

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