



*Shades Farm*

Minety | Wiltshire | SN16 9QP





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A large, leafless weeping willow tree dominates the foreground, its branches hanging down. In the background, a long, low building with a corrugated metal roof is visible, surrounded by other trees and a gravel path. The sky is a pale blue with some light clouds.

*Leave the warmth of the kitchen, coffee in hand, where the  
dogs snooze by the Aga. Grab your boots from the porch  
and wind your way along the gravel path, under the weeping  
willows, to greet your four-legged friend...*





## SHADES FARM

MINETY, WILTSHIRE



5 BEDROOMS



3 BATHROOMS



9 STABLES



26 ACRES



This five bedroom detached farmhouse, dating back to the mid 1800's, benefits from a wealth of character and charm. The heart of the home is the impressive kitchen breakfast room, featuring vaulted ceilings and a four oven Aga. This room opens up to a dining area and living room with limestone flooring throughout. Across the hall, double doors lead you into the 25ft reception room and then onto the oak framed garden room.

On the first floor the master bedroom, with views out across the formal gardens, boasts a large en-suite. There are also two double bedrooms and a bathroom. On the second floor there are a further two double bedrooms and bathroom.





## SHADES BARN



3 BEDROOMS



3 BATH/SHOWER  
ROOMS

Shades Barn is a traditional red brick barn which could be used as staff accommodation or guest annexe.

On the ground floor, the property features a large farmhouse style kitchen, dual aspect reception room and a shower/wc with flagstone tiles throughout.

Upstairs there are three bedrooms, the master benefitting from an en-suite shower room, and a large bathroom.

Shades Barn has its own separate access and parking.





## EQUESTRIAN FACILITIES



9 STABLES



26 ACRES

Inside the American barn there are nine Monarch stables, grooming bay, wash box, feed room and a large tack room with additional storage space above. All of the stables benefit from automatic drinkers. There are an additional three brick-built stables at the front of the property.

The 50m x 20m Martin Collins arena is situated behind the stables and has mirrors across the far side. Alongside the barn is a large area of hard standing, ideal for lorry parking and storage.

There are two turnout pens in close proximity to the stables, ideal for stallions or rehabilitation. There are a further twelve paddocks, all of which have automatic water troughs and access to all of the fields is via purpose built hardcore paths.

















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*Shades Farm*



# Ashton Road, Minety, Malmesbury, SN16

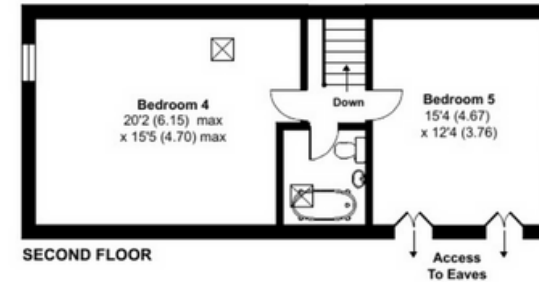
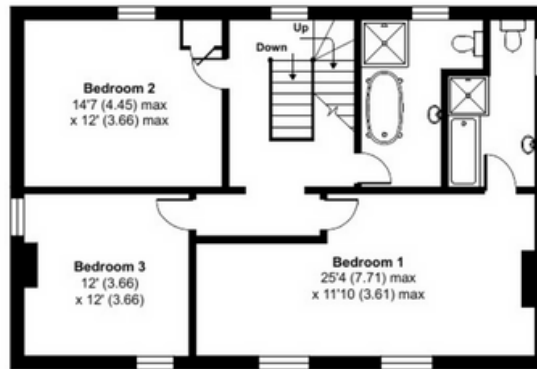
Approximate Area = 3137 sq ft / 291.4 sq m

Annexe = 1402 sq ft / 130.2 sq m

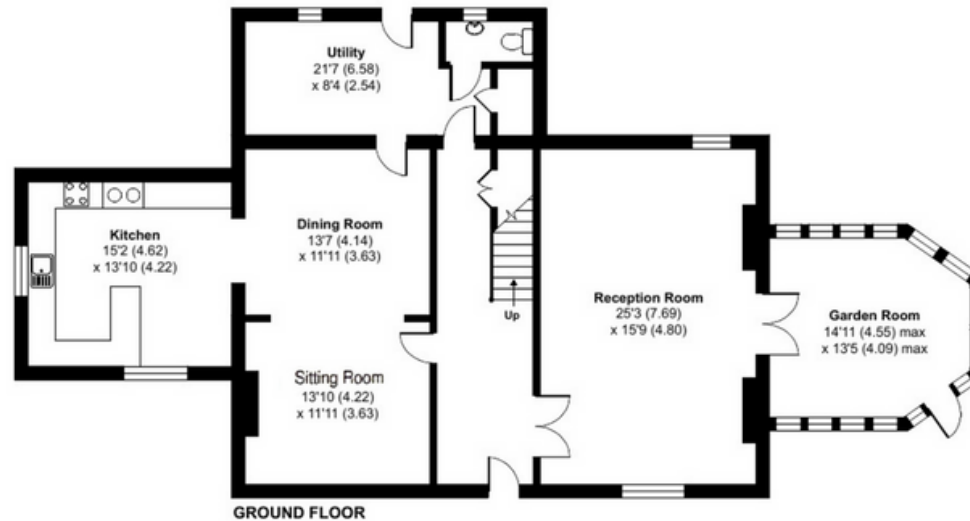
Outbuilding = 5510 sq ft / 511.8 sq m

Total = 10049 sq ft / 933.5 sq m

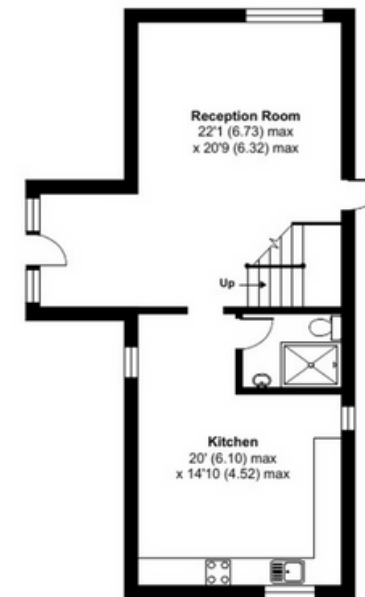
For identification only - Not to scale



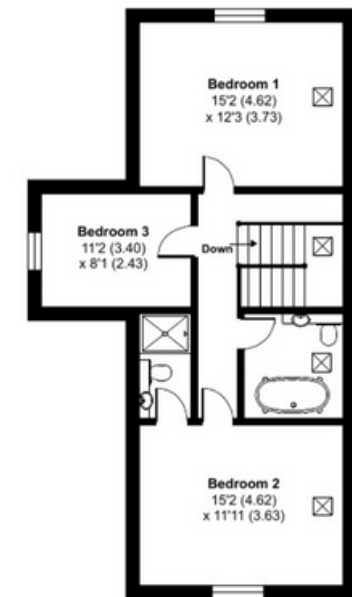
SECOND FLOOR



GROUND FLOOR



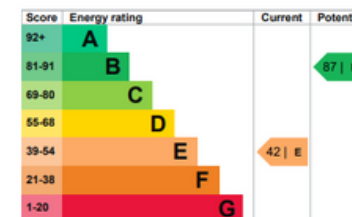
ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR



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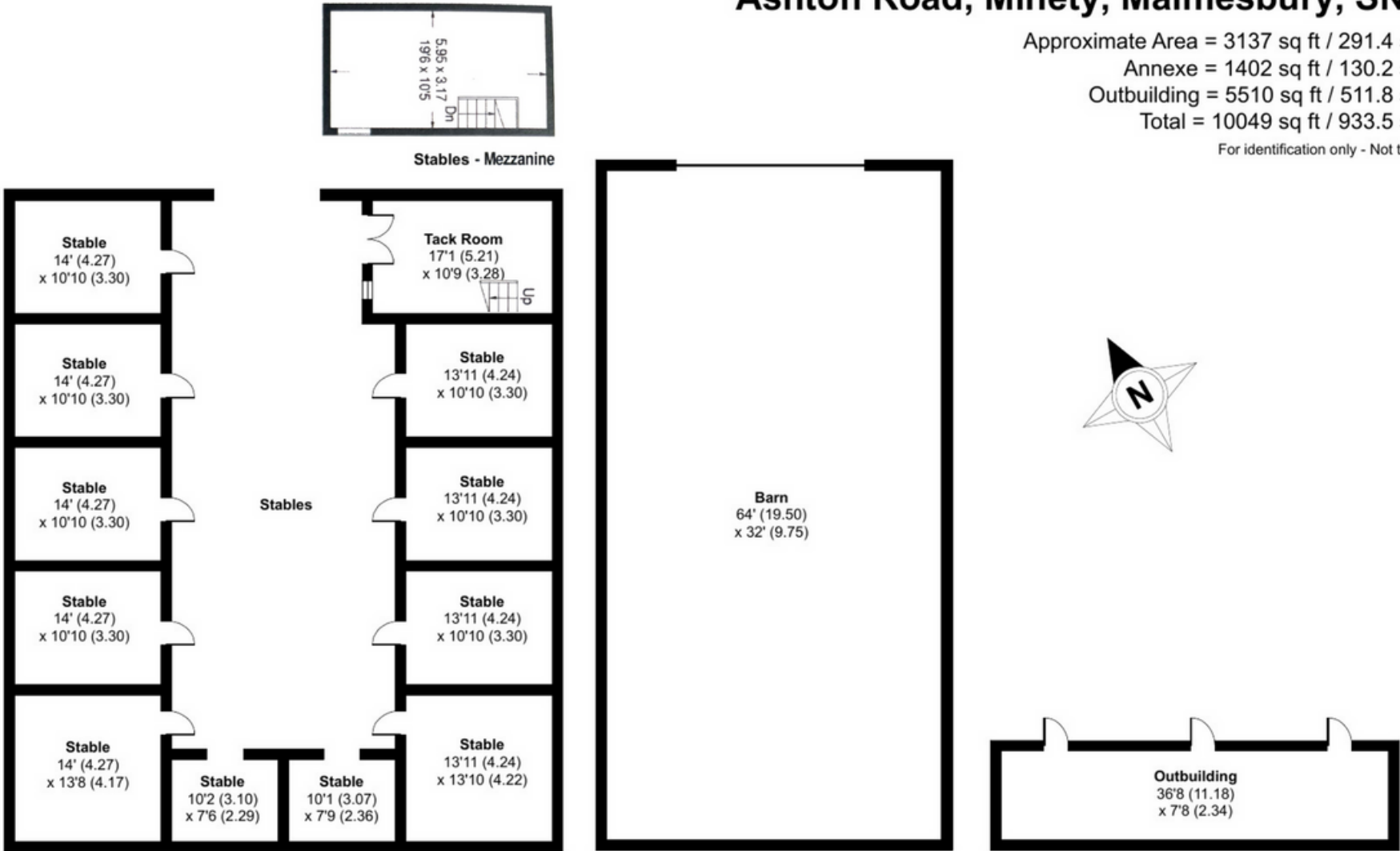


**TOM HOBDAY**<sup>KW</sup>  
EQUESTRIAN PROPERTY SPECIALIST



Ashton Road, Minety, Malmesbury, SN16

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