



Detached Period Farmhouse with Land

Guide Price Of £1,450,000

Hayes Oak Farm, Hayes Knoll, Purton Stoke, Cricklade, Wiltshire, SN5 4JL

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Farmhouse with Land & Copse

Circa 2.6 Acres Near To Cricklade

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- Period Feature Farmhouse
 - Grounds with 2.6 Acres
 - Five Bedrooms & Five Receptions
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A period detached former farmhouse positioned between Cricklade and Purton in the sought-after hamlet of Hayes Knoll. This delightful property offers a discerning purchaser the opportunity to put their own stamp on. Set within rural surroundings and a mature copse, the grounds equate to some 2.60 acres (approx). The farmhouse comprises period features and charm associated with a property of this age.



PROPERTY SUMMARY

Hayes Oak offers flexible living accommodation with an abundance of charm and period features retained. There are inglenook fireplaces, flagstone floors, exposed timbers to name but a few. The accommodation has been altered internally and externally by the current owners. Internally a summary of accommodation includes 5 bedrooms and 5 reception rooms. We feel the unique option with this property is the accommodation and flexible layout on offer. The other added consideration is the fact this property is not listed. a summary of accommodation comprises: Entrance Hallway, Entrance Lobby, Living Room, Dining Room, Two Kitchen Breakfast Rooms, Snug and Family Room. to the First Floor there are 4 Bedrooms with Two Bathrooms plus an Attic Loft Space / Bedroom.



EXTERNALLY

We are advised that the current grounds extend to some 2.60 acres. This includes the paddock adjoining the farmhouse with a boundary to include the mature copse that runs parallel with the road to the front.



There are four stone built loose-boxes to the front with a cobbled turn out yard.

There is an open-faced barn to the rear of the property fabricated with steel and power and lighting. Adjacent to the paddock are two timber constructed stables with solid concrete bases plus power and lighting.

We are informed that the adjacent paddock could be available by separate negotiation, details on request.



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Hayes Oak Farm, Hayes Knoll, Purton Stoke, Swindon, SN5

Approximate Area = 2986 sq ft / 277.4 sq m (excludes void)
 Limited Use Area(s) = 62 sq ft / 5.8 sq m
 Stables = 829 sq ft / 77 sq m
 Outbuilding(s) = 1348 sq ft / 125.2 sq m
 Total = 5225 sq ft / 485.4 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3techcom 2022. Produced for McFarlane Sales & Lettings LTD. REF: 856735

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We would be delighted to show you around this property.

Because every home needs a personal touch.

Tim Stanley
 Sales Manager, Cricklade



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements