



*Malthouse Lodge Farm*

Brinkworth | Wiltshire | SN15 5DA



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



# Malthouse Lodge Farm

*'Malthouse Lodge Farm offers an exceptional base for a professional rider or business. The facility has been thoughtfully designed with both the horse and rider in mind and is currently a thriving full livery yard'*





## Malthouse Lodge Farm Brinkworth | Wiltshire



4 BEDROOMS



3 BATHROOMS



30 STABLES



25 ACRES

Through the front door you enter into a spacious open plan living space with stone floors throughout and floor to ceiling windows along one wall. The recently renovated farmhouse style kitchen offers ample workspace and features an impressive island and a large dining area. The living room offers a huge amount of space for friends and family with benefit of a large log burner in one corner. To the right of the entrance is a substantial utility/boot room.

A door leads through to two good sized bedrooms, a family bathroom and a large master bedroom with en-suite.

The gym/office space and boiler room are accessed via a covered veranda and to the front of the property there is a large graveled courtyard with views across the fields and access to a large lawned area planted with trees overlooking the paddocks and outdoor arena.

















The self-contained annexe can be accessed via the house or it's own front door and comprises of a large open plan kitchen/living space, double bedroom and shower room. The annexe has been newly renovated to a very high standard.

The property is accessed, through an electric gate, down a gravel driveway alongside paddocks and the staff lodge. This is a three bedroom property with seperate access and parking.

Below the main paddocks is an area, recently planted with sapling trees, that has been granted planning permission for two log cabins to be utilised as holiday rentals. More information on this can be provided.



Royal Wootton Bassett 6.6 miles



Swindon 12 miles



Cirencester 14 miles



**TOM HOBDAY**<sup>RW</sup>  
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## EQUESTRIAN FACILITIES



30 STABLES



25 ACRES

Malthouse Lodge Farm offers an exceptional base for a professional rider or business. The facility has been thoughtfully designed with both the horse and rider in mind and is currently a thriving full livery yard.

The stables are divided into three main barns, all of which benefit from their own tack room and storage areas. The newest of the three barns features a rug room, feed room, large tack room, wash bay and solarium and a spacious kitchen/lounge with changing area and a w/c. This barn also includes the substantial hay/bedding storage area and an isolation stable. There is a six-horse walker between this barn and the indoor school.

The impressive, newly constructed 20 x 60m indoor school features mirrors at one end and an adjoining jump store with a large room which could be utilised as a club room or lounge. The 'Competition Standard - Ecotrack' surface has been provided by Martin Collins.

The 20 x 40m outdoor school sits in the heart of the facility and benefits from incredible views across the countryside. The non-waxed sand & fibre surface has been provided by Equestrian Services.





The land closest to the stables is divided up into well fenced paddocks accessed via a hardcore track with an additional four paddocks on the driveway. There are also four all-weather turnout pens behind the indoor school.

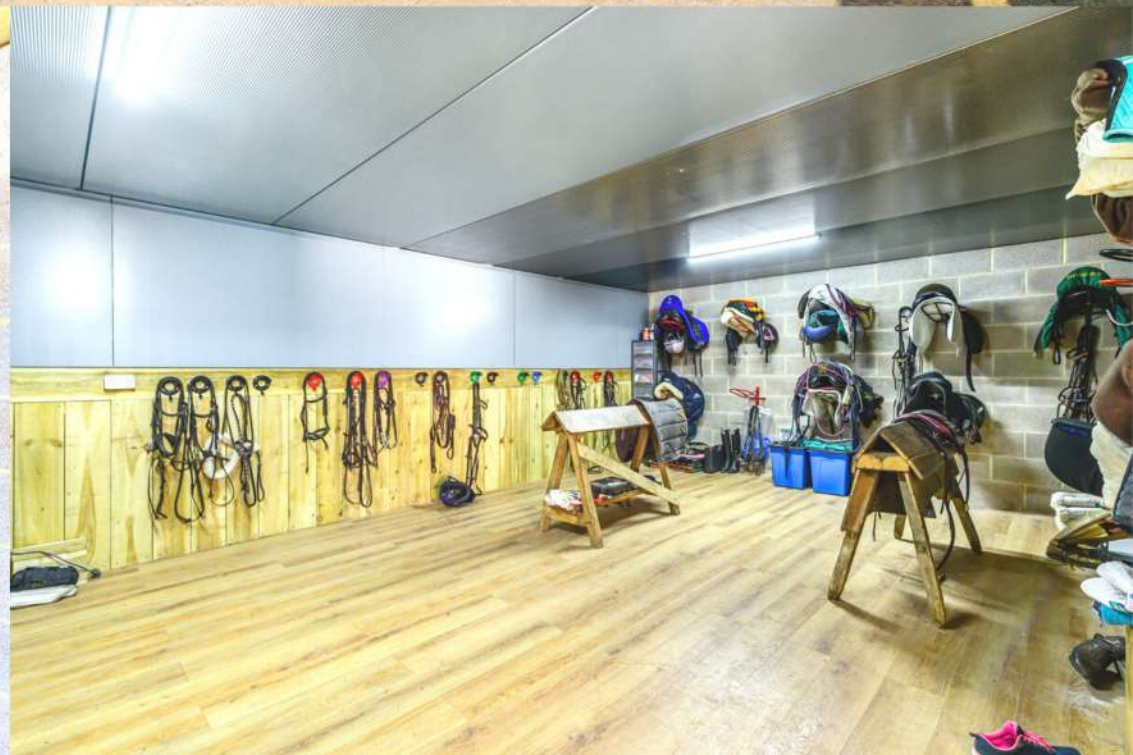
Additional acreage is available if desired.

There is plenty of parking for cars, horseboxes and trailers on the gravel driveway and there is good vehicular access to the stables and arenas.

The equestrian facilities are currently being utilised as a full livery yard and benefits from easy access to many local and major competition centres for all disciplines.













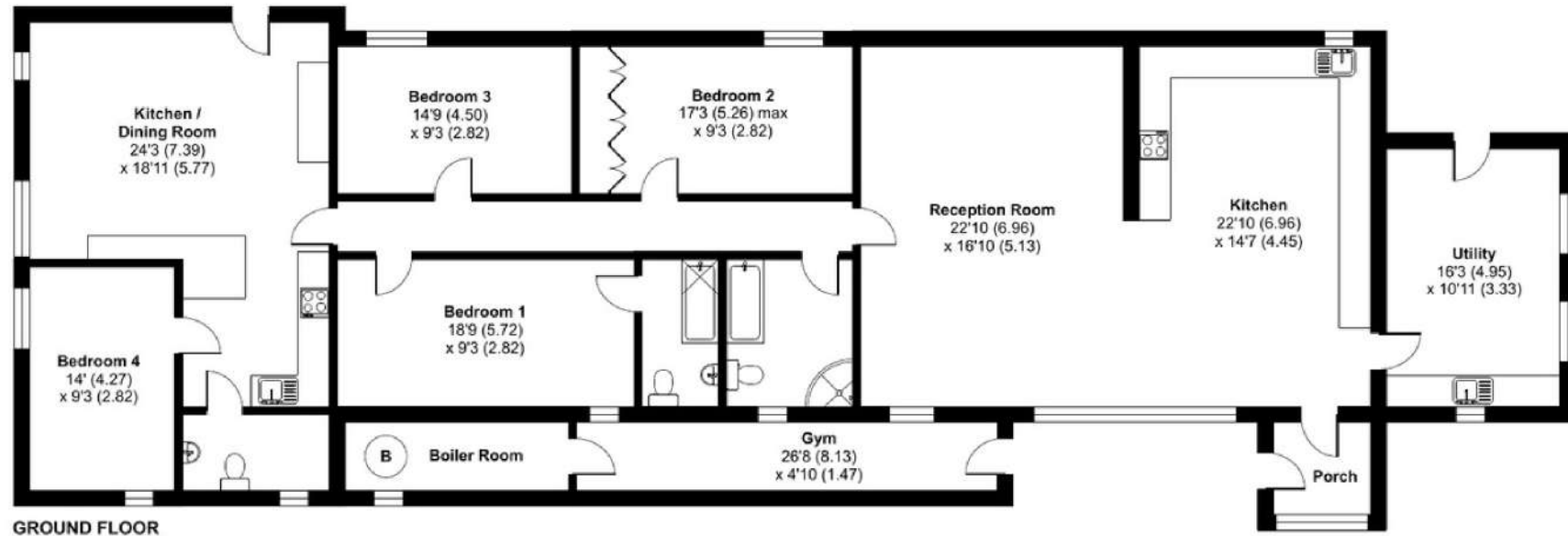
# Malthouse Lodge Farm, Brinkworth, Chippenham, SN15

Approximate Area = 2534 sq ft / 235.4 sq m

Outbuilding = 18439 sq ft / 1712.9 sq m

Total = 20973 sq ft / 1948.3 sq m

For identification only - Not to scale



Main House EPC rating - C

Annexe EPC rating - C



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2022. Produced for Colswolds. REF: 889271

## DISCLAIMER:

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INDOOR  
SCHOOL

OUTDOOR  
SCHOOL

HORSE WALKER

MAIN  
HOUSE

STAFF  
LODGE

STABLES

STABLES

STABLES

OFFICE



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