



Lawn Farm, Bulkington, Devizes, Wiltshire SN10 1SL

£950,000

COOPER & TANNER
THE ART OF AGENCY

An attractive period farmhouse, in need of modernisation, with outbuildings, set in about 12 acres, in the heart of this highly desirable village.

- Detached farmhouse
- Four reception rooms
- Four bedrooms
- Two further bedrooms for renovation
- Shower room and family bathroom
- Outbuildings
- Stables
- Paddocks
- Village location
- In all just over 12 acres

Viewing

Strictly through Cooper & Tanner on 01985 215579

Lawn Farm, Bulkington, Devizes, Wiltshire SN10 1SL

Description

Set in the heart of this pretty Wiltshire village, this attractive farmhouse offers spacious, well-proportioned accommodation that is now in need of updating and improvement. Bulkington is a picturesque, rural village with a thriving community. The house is a super family house that combined with a range of outbuildings and land could suit equestrian activities or someone wishing

to combine home and business premises. The farmstead was once part of a busy working farm that has over the years been scaled down, and the current owners are retiring after many happy years in the village. The busy market towns of Devizes, Melksham and Trowbridge are all about 7 miles away and there is an excellent selection of schools in the area.



The Accommodation

The front of the house is enclosed by a traditional red brick wall with a pathway to the front door. The entrance hall has an original flagstone floor. The sitting room has a wooden floor with doors to the garden and windows to the front. There is an ornamental stone fireplace and exposed beams. On the other side of the entrance hall is a further sitting room with a stone fireplace and exposed beams. The dining room sits to the rear of the property and has a stone fireplace and an under stairs cupboard. The farmhouse kitchen enjoys views to the rear of the property and is fitted with a range of wall and floor cabinets.

There is also a snug or study with parquet flooring and a red brick fireplace with shelved displays and exposed beams. A downstairs shower room and a separate utility room with oil fired Worcester combi boiler, a range of cabinets and a sink complete the ground floor accommodation.

On the first floor there are four bedrooms with two unconverted rooms. At the top of the stairs there is a large double room overlooking the rear with a cast iron fireplace. There is another double room with a fireplace and a dressing room or nursery and two other double bedrooms.

There is a family bathroom and two additional bedrooms with wooden floors and loft access that are used as storage and need refurbishment.

Outside

The gardens are mainly to the front and side and are enclosed by red brick walls and mature hedges and mainly laid to lawn with some flower and shrub beds.

The Yard and Buildings

Situated to the rear of the property is a range of modern and traditional outbuildings. An 'L' shaped block built barn has onduline roofing sheets and galvanised doors to some workshop or storage space, and within the building are two loose boxes.

The former parlour is a block built building with sliding metal doors and there is also a large steel portal framed 90ft x 60ft barn with concrete floor and sleeper walls with a further lean-to barn attached. There are three timber stables with a tack room, hay barn and concrete apron.

The Land

The land extends to the rear of the property and is in permanent pasture. There are four paddocks enclosed by hedges and post and rail fencing totaling just over 10 acres. There is a byway that runs along the rear of the yard area, which gives an alternative access for heavy vehicles and farm machinery.



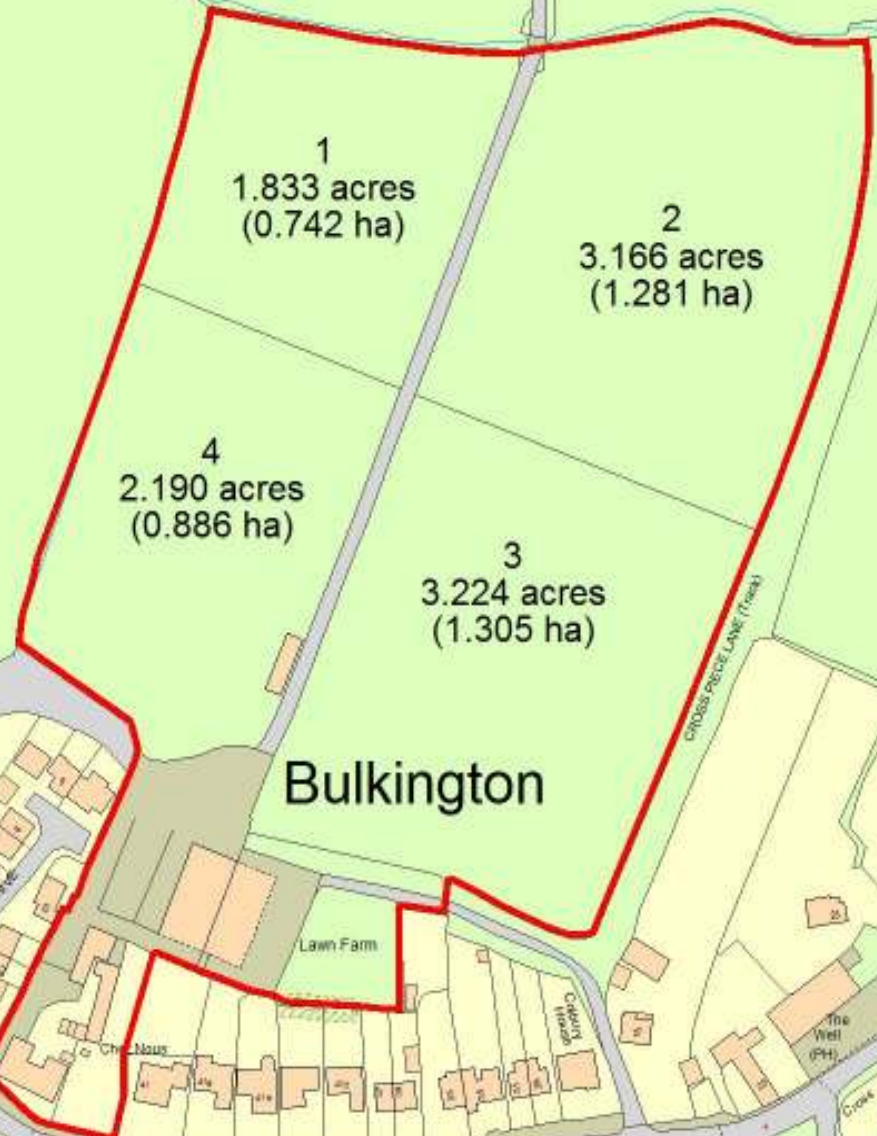


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Area and Sales Plans

The area and the sale plan have been calculated and produced using Promap mapping software (Ordnance Survey Licensed) and referenced where possible to the HMLR Title plan, however they may not correspond with other mapping services. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.





Bulkington

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Location

Bulkington is a very popular and friendly village on the fringes of the Salisbury Plain, surrounded by outstanding countryside. The village itself has an excellent pub, village hall, playing field, and Church. The market towns of Devizes, Melksham and Trowbridge are all about 7 miles away, with the cities of Bath & Salisbury also within easy reach. The nearest village shop is in Seend, with primary schools in Keevil and Seend, with the latter benefiting from a playgroup. Private schools in the area are excellent with Stonar, Dauntsey's and St Mary's, Calne all in the area.

Transport links are good with rail links to London, and the M4 at Bath and Chippenham. Equestrian facilities locally are well placed West Wilts Equestrian Centre, the local Pony Club being the Avon Vale, and Hunting with the Avon Vale and Beaufort Hunts. There are an abundance of leisure facilities and country pursuits in the area with countryside walks and cycle rides. Tourist attractions such as Bowood, Longleat, Chalfield Manor, Kennet and Avon canal with the beautiful villages of Lacock and Castle Combe, and the picturesque Cotswolds on the door step.

Services

Mains drainage, water, electricity and BT are all connected.

Heating

Oil fired central heating.

Local Authority

Bythesea Road, Wiltshire Council, Wiltshire BA14 8JN

Tel: 0300 4560111

Council Tax Band 'G'

EPC Rating 'E'

Tenure

Freehold

Overage

The sale of the property will be subject to an overage or uplift clause, which will take effect in the event that a future owner gains planning consent for development. Further details available.

Directions

Follow the A361 towards Devizes - take a right hand turning sign posted to Bulkington. Follow this road and turn left at the 'T' junction and this road will lead into Bulkington village. Lawn Farm can be found on the left hand side just past the Church.

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