

LOWER IDSTONE FARM

Idstone, Swindon, Wiltshire SN6 8LL



MOORE ALLEN
& INNOCENT



LOWER IDSTONE
(W. BALL) FARM



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Swindon 8 miles, Oxford 28 miles, Wantage 10 miles, Faringdon 10 miles,
Lambourn 6½ miles, Swindon Railway Station 8½ miles (London, Paddington
60 minutes), M4 (junction 15) 5½ miles
(Distances & times approximate)

A beautifully situated grassland farm in a charming landscape between the Berkshire Downs and the Vale of White Horse

A fascinating period farmhouse, listed Grade 2 in need of refurbishment, 2 reception rooms, 4 bedrooms, 2 attics

- 2 bedroom thatched cottage
- Range of modern and traditional buildings
- 84 acres of permanent grassland
- On the Oxfordshire / Wiltshire border

In all about 86.82 acres (35.12 hectares)

For sale by private treaty
as a whole.

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SITUATION

Lower Idstone Farm is situated on the northern edge of the hamlet of Idstone, which itself lies between the villages of Ashbury and Bishopstone, each about 1 mile distant. Idstone is located immediately under the escarpment of the Berkshire Downs and on the edge of the North Wessex Downs Area of Outstanding Natural Beauty. To the north, the farm looks out over the Vale of White Horse.

The delightful villages of Ashbury and Bishopstone each have a primary school and a village inn. Ashbury also has a village shop and tea rooms. The world renowned Uffington White Horse is only about 4 miles distant, and is accessible by foot along the Ridgeway National Trail, which runs along the top of the adjoining escarpment.

Despite its rural position, communications are excellent. Swindon (8 miles to the west) provides a good range of shopping and other facilities, and also provides a main line railway station, putting London (Paddington) within about 1 hour's travelling distance. The M4 Motorway (junction 15) is only 5½ miles distant.

THE PROPERTY

Although the address for Lower Idstone Farm is Swindon, Wiltshire, it is in fact situated within the County of Oxfordshire. The sale follows the death of the Late Mr J W H Ball. The farm has been in the Seller's Family ownership since 1964, and prior to that it was occupied by the Ball Family as Tenants of The Church Commissioners since the early years of the last Century.

Lower Idstone Farmhouse

The farmhouse is a charming, period dwelling, listed Grade 2 being of special historic and architectural interest. It has a date stone of 1595. The listing paper suggests that the house was rebuilt during the early to mid 18th Century. It is constructed of sarsen stone and squared chalk with brick dressings under a stone slate roof. The house contains many period features, but it would benefit from refurbishment and modernisation.

The house stands in an area of gardens and grounds immediately to the south of the farm buildings. Vehicular parking is available in a yard adjoining the buildings, from where a pathway leads to the rear door and around to the front.



The front door opens into the entrance hallway with stairs to the first floor. On the left is an attractive drawing room with an open fireplace with tiled surround, exposed beams and parquet floor. An inner hallway leads to a study and on to the dining room containing an open fireplace with a brick surround and an exposed beam. To the rear of the house is a lobby, kitchen, bathroom and cloakroom.

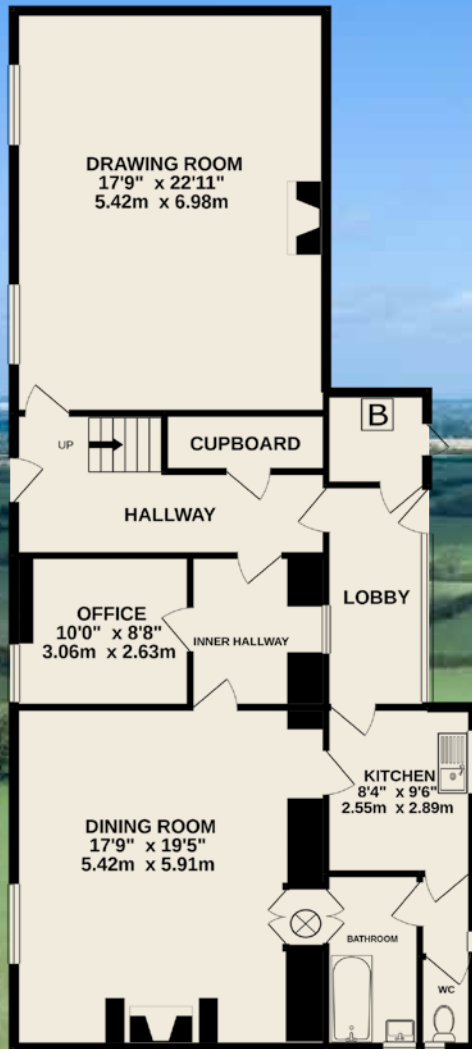
On the first floor, a landing gives access to four bedrooms. Further stairs lead up to the attic rooms, which are unconverted, but provide considerable scope for conversion to further living accommodation.

Outside, the house stands in an attractive area of gardens and grounds to the front and rear. The gardens mainly comprise lawns with a number of fruit trees. A lean-to conservatory is attached at the western elevation of the house.



LOWER IDSTONE FARM

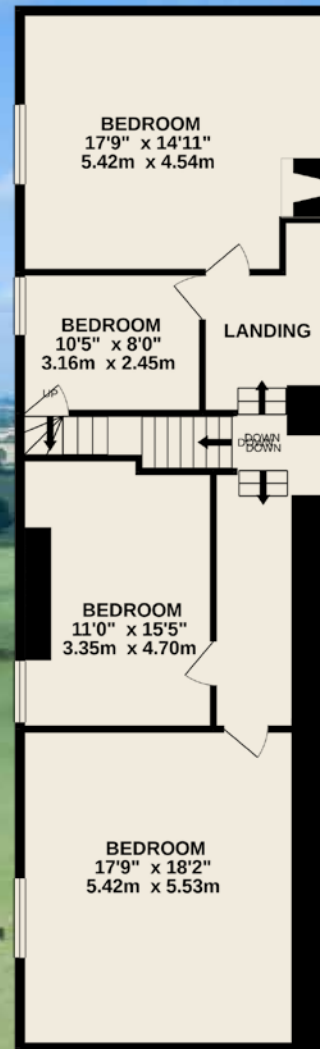
Floor Plans



Ground Floor

Approx floor area

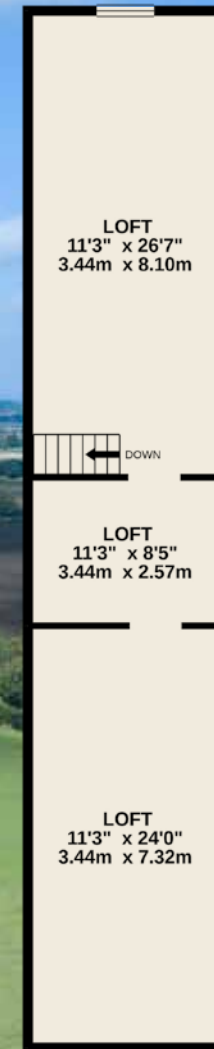
116.6 sq.m. (1255 sq.ft.)



First Floor

Approx floor area

89.1 sq.m. (959 sq.ft.)



Loft

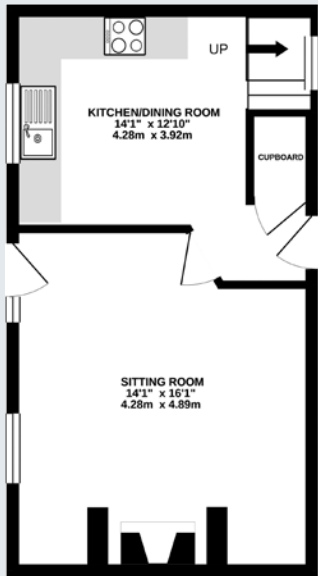
Approx floor area

62.3 sq.m. (670 sq.ft.)

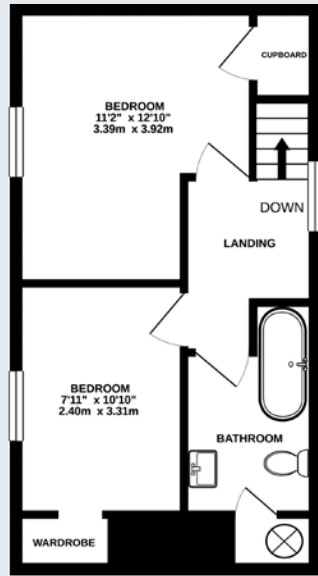
Total Approx Floor Area
207.8 sq.m. (2237 sq.ft.)

Not to scale. For identification purposes only

ROSE COTTAGE Floor Plans



Ground Floor



First Floor

Total Approx Floor Area
66.2 sq.m. (713 sq.ft.)

Not to scale. For identification purposes only



Rose Cottage

Rose Cottage is attached at the north eastern elevation of the farmhouse. This is also a period dwelling, which is jointly listed with the farmhouse. It is of similar construction to the farmhouse but is roofed with thatch. The cottage has been fully modernised in recent years and is presented in excellent decorative condition.

A path leads from the village street to a door opening into the kitchen. This has a range of modern base and wall units together with an oven and hob and exposed beams. The sitting room is a delightful room with a large open fireplace with beam over, further exposed beams and a garden door. On the first floor, a landing gives access to two bedrooms and to a family bathroom.



The Farm Buildings

The buildings are situated immediately to the north of the farmhouse and comprise a useful range of structures, both modern and traditional, which have been utilised for the housing of a dairy herd together with fodder and machinery storage. They are shown numbered on the buildings plan as follows:

1. Former dairy of red brick construction (24.7m x 4.9m) under a pitched, blue slate and corrugated iron roof.
2. Covered yard (22.0m x 19.5m) of 4 bay, steel portal frame construction, fully clad with red brick and concrete block under a corrugated asbestos roof with concrete floor.
3. Traditional building (24.7m x 6.37m) of single storey, red brick construction under a pitched, blue slate roof, divided into a number of compartments.
4. Traditional building (22.0m x 4.64m) of single storey, red brick and concrete block construction under a pitched, blue slate roof.
5. Lean-to against the former dairy (10.0m x 5.5m) of steel frame construction, clad with corrugated iron.
6. Fodder barn and lean-to (24.4m x 8.8m) of 4 bay, steel portal frame construction, clad on three sides with concrete block and corrugated iron, under a corrugated asbestos roof with concrete floor.
7. Covered yard (28.8m x 13.4m) of 5 bay, steel portal frame construction, fully clad with corrugated iron and Yorkshire boarding under a corrugated asbestos roof with concrete floor.
8. Storage building of brick and stone construction under a pitched, corrugated iron roof.
9. Pole barn (14.5m x 4.64m) of 3 bay, timber construction under a mono-pitch, corrugated iron roof, open sided with concrete floor.
10. Dutch barn (18.43m x 7.28m) partly clad with corrugated iron over a dirt floor. 3 bay lean-to (13.9m x 6.75m) and a 4 bay lean-to (18.43m x 4.57m) clad with corrugated iron.
11. Pole barn (5.5m x 5.0m) clad with corrugated iron under a mono-pitch, corrugated iron roof.



The Farmland

The farmland is all in permanent grass and extends to 84.09 acres (34.03 hectares).

The land lies within a ring fence in a pretty setting, running to the north of the farm buildings. There are 13 field enclosures, mostly bounded by trimmed hedges and post and wire fencing together with numerous hedgerow trees. Most of the field enclosures are served with water to troughs. Access to many of the field enclosures can be taken over Featherbed Lane, which runs along the eastern boundary of the fields.

The soils are categorised as Grade 3.

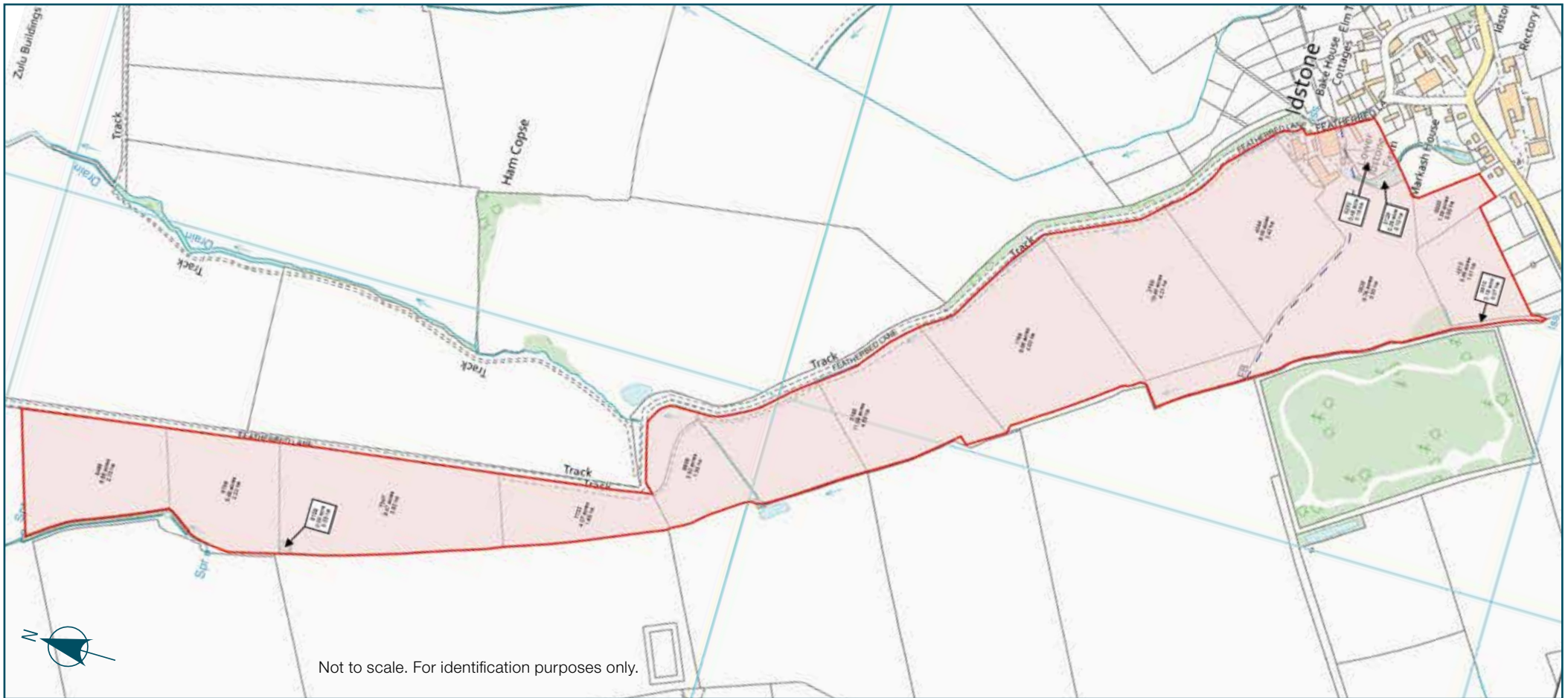
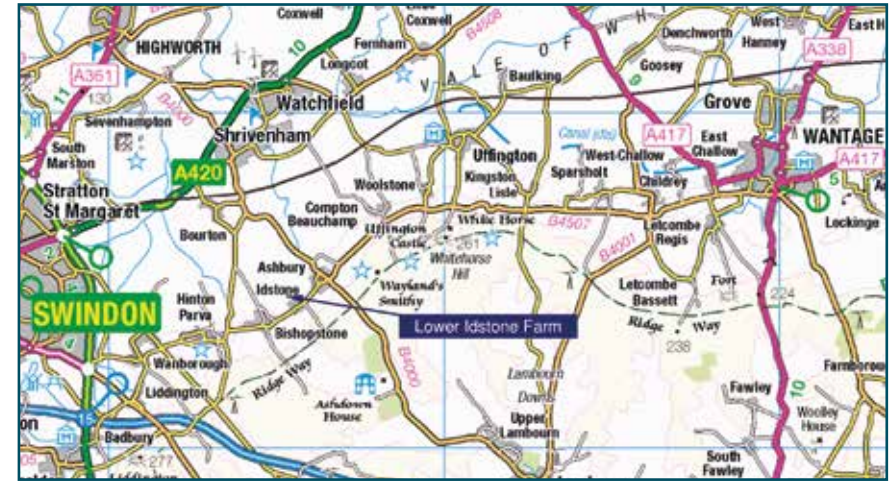




DIRECTIONS

Lower Idstone Farm is situated on the northern edge of the hamlet of Idstone, midway between the villages of Ashbury and Bishopstone and about 8 miles east of Swindon. From M4 Motorway junction 15, take the A419 dual carriageway in a northerly direction as if for Swindon. After about 1 mile, turn off at the roundabout adjoining the Great Western Hospital. Take the road in an easterly direction signed for Wanborough. Continue on this road for about 4 miles, passing through Bishopstone. On reaching Idstone, take the turning on the left and the farm will be found on the left of the lane.

If approaching from the north, take the A420 Oxford to Swindon road. On reaching Shrivensham, take the turning into the village at the roundabout and then turn left on the B4000, signed for Ashbury and Lambourn. On reaching Ashbury, turn right for Idstone and Bishopstone, and on reaching Idstone, turn right in the village and the farm will be found on the left after a short distance.



GENERAL INFORMATION

METHOD OF SALE:

The property is freehold and is offered for sale by private treaty as a whole.

VIEWING:

Strictly by prior appointment through the Sole Selling Agents (01285 648115).

FIXTURES AND FITTINGS:

Those fixtures and fittings not mentioned in the sale particulars are not included in the sale.

SERVICES:

- **Electricity:** Mains electricity is connected to the dwellings and to some of the farm buildings.
- **Water:** A private water supply is provided by an adjoining estate which is connected to the dwellings, the buildings and to troughs on the land for an annual fee of £1,146.48. This supply is supplemented by a spring fed supply. It is understood that mains water is available in the adjoining Highway.
- **Drainage:** The dwellings are both connected to mains drainage.
- **Heating:** The dwellings both have oil-fired central heating systems.

LOCAL AUTHORITY:

Vale of White Horse District Council, 135 Eastern Avenue, Milton Park, Milton OX14 4SB. Tel: 01235 422422.

COUNCIL TAX:

- Lower Idstone Farmhouse - Band "G"
- Rose Cottage – Band "D"

TOWN & COUNTRY PLANNING:

- Lower Idstone Farmhouse and Rose Cottage are listed Grade 2.
- Vale of White Horse District Council granted listed building consent for "Alterations to existing building" at Rose Cottage on 26th October, 1984 (ref ASH/8049-LB).
- A public footpath crosses the property as shown on the information plan.
- The property is situated just outside of the North Wessex Downs Area of Outstanding Natural Beauty.

TENURE AND POSSESSION:

The property is offered for sale by private treaty as a whole, with vacant possession on completion, subject to:

- Rose Cottage is let under the terms of an Assured Shorthold Tenancy agreement, and
- The farmland is occupied under license until the end of November, 2020.

Further information is available from the Selling Agents.

INGOING VALUATION:

There will be no ingoing valuation of any nature.

BASIC PAYMENT SCHEME:

The farmland is registered with 34.07 units of Non-SDA entitlements under the Basic Payment scheme. The payment for the 2020 scheme year has been claimed and will be retained by the Seller. The Seller will use his reasonable endeavours to transfer the registered entitlements to the buyer after completion.

ENVIRONMENTAL SCHEME:

The farmland is not entered into any form of Stewardship or other Environmental scheme.

SPORTING AND TIMBER:

The sporting rights and standing timber, as far as they are owned, are included in the sale.

MINERALS:

The mines and minerals, as far as they exist, are excluded from the sale. They are in the ownership of the Church Commissioners for England.

DATA ROOM:

Further information about the property is available in a data room. Please contact the Selling Agents for the login details.

SELLER'S SOLICITOR:

Star Legal Limited,
4 Cricklade Court, Cricklade Street, Old Town, Swindon SN1 3EY.
Telephone: 01793 777007.

SALE PLAN AND PARTICULARS:

Moore Allen & Innocent LLP, for themselves and for the Seller of this property whose Agents they are, give notice that:

- These particulars are set out as a general outline only for the guidance of intending buyers and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, dimensions, areas, references to condition and necessary permission for use and occupation, and the other details, are given in good faith and are believed to be correct, but any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of Moore Allen & Innocent LLP has any authority to make or give any representation or warranty whatsoever in relation to the property;
- no responsibility can be accepted for any expenses incurred by intending buyers or their agents; and
- while we endeavour to make our sale particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance.



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