



JAMES PYLE[®] & CO



Hornbury Hill Farm, Hornbury Hill, Minety, Malmesbury, SN16 9QH

Substantial Cotswold stone farmhouse
c.3 acre paddock
6 bedrooms

Large kitchen/dining room
2 reception rooms plus office
Large south-facing garden
Private parking

Walking distance to village shop and primary school



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £895,000

Approximately 2,575 sq.ft.

'A substantial period former farmhouse with c.3 acres'

The Property

This large detached period former farmhouse dates back to the mid 19th Century and offers substantial family sized accommodation together with some 3 acres of paddocks. Situated on the edge of the village of Minety, the property offers an excellent opportunity to create an equestrian property or a smallholding.

The Cotswold stone built farmhouse has been extended over the years and offers spacious accommodation extending to around 2,575 sq ft which includes a large living room with beamed ceiling and wood burning stove, further family room and a country style 24' kitchen dining room with large island unit and ample space for a dining table. In addition there is an office, large utility/boot room and modern shower room.

On the first floor, there are currently 6 bedrooms adapted for a large family but could easily be reconfigured to four or five generous bedrooms if required. The principal bedroom has an en-suite bathroom and dressing room. The family bathroom has been newly refitted.

To the rear is a large level lawned garden with adjoining orchard. Beyond there is a sizeable yard and former ménage which leads to the large paddock extending to about 2.94 acres of level pasture with mature trees. There is ample parking at the front and the driveway continues to provide vehicular access the paddock.

Situation

Minety is a lively village with a strong sense of community which is echoed in the new community run shop whilst the village also boasts a pre-school and excellent primary school. The village has a wide variety of clubs and activities, a village hall, a church at Upper Minety, well respected local rugby club and tennis club. The neighbouring village of Ashton Keynes (about 1.5 miles) also has an excellent range of local amenities. Minety is located on the edge of the renown Cotswold Water Park where there is an array of leisure facilities, walking routes and sporting activities available. The charming market town of Malmesbury is less than a 10 minute drive away boasting a comprehensive range of amenities including the very sought after



Malmesbury Secondary School. The Capital of the Cotswolds market town of Cirencester (8 miles) has a further range of shops and leisure facilities whilst the road network provides good access to Swindon and to the M4 and M5 motorways. There is a mainline rail service from Kemble (5 miles) to Bristol and London reaching Paddington in about 75 minutes.

Schooling locally is second to none, with very good state and independent schools providing transport to and from the village on a daily basis. Close by are the market towns of Malmesbury and Tetbury which are both approximately 5 miles away. Malmesbury is reputed to be the oldest Borough in the country dating back to the 11th Century. Both towns offer a wider range of shops, services, schooling and leisure facilities. There are main line stations to London-Paddington at Kemble (14 miles) and Chippenham (12 miles) whilst Junctions 17 & 18 of the M4 are both within 15 minutes' drive providing convenient access to Bath, Bristol and Swindon.

Tenure & Services

We understand the property is Freehold with oil fired central heating, LPG for the hob, mains drainage, water and electricity. Please note, there is a public footpath over the land.

Directions

Entering Minety on the B4040, turn left at the crossroads into Silver Street and proceed to the end of the road bearing left into Hornbury Hill. Proceed along the road to locate the property as the last house on left hand side. Sat nav postcode SN16 9QH. What3words ///lousy.triangle.frosted

Local Authority

Wiltshire Council

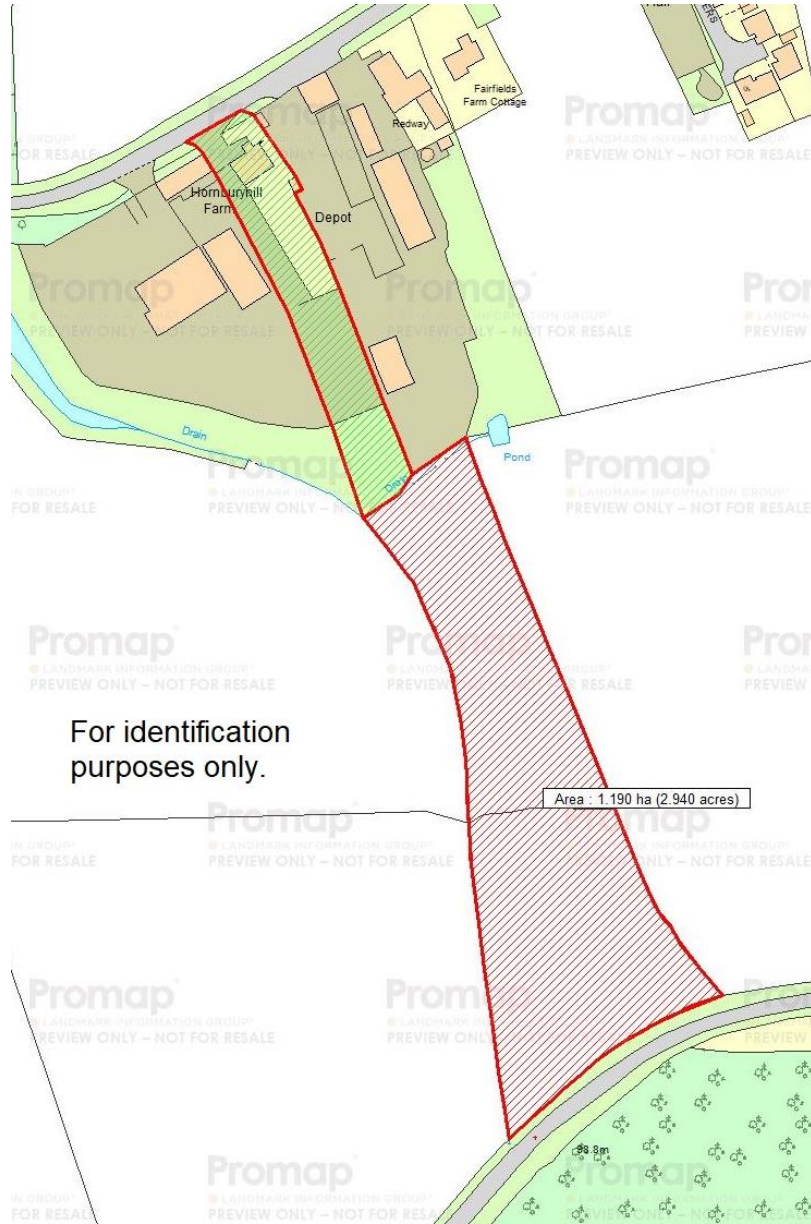
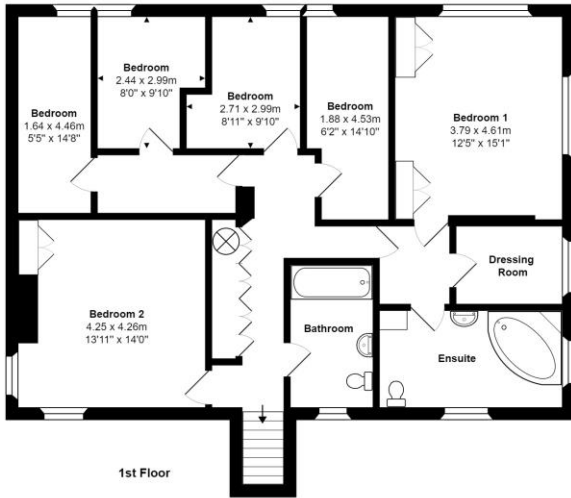
Council Tax Band

F



Total Area: 239.3 m² ... 2575 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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