



Hill Farm, Whaddon Lane, Hilperton, Wiltshire BA14 7RN  
Guide price £2,350,000

COOPER & TANNER  
THE ART OF AGENCY

# Hill Farm, Whaddon Lane, Hilperton, Wiltshire BA14 7RN

A livestock farm of over 108 acres of pasture and arable capable land with a five bedroom farmhouse and a range of traditional and modern farm buildings.

- 108 acre livestock farm
- Pasture and arable capable
- Five bedroom farmhouse
- Panoramic views. Long private drive
- Traditional and modern buildings
- Planning consent for three dwellings
- Adjoining the Kennet & Avon Canal
- Between Trowbridge and Melksham
- Private rural setting
- Bath 11 miles. Salisbury 32 miles

## Viewing

Strictly through Cooper & Tanner on 01373 455060.

## Description

A livestock farm of over 108 acres of pasture and arable capable land with a range of traditional and modern farm buildings. A five bedroom farmhouse has panoramic views set at the end of a long drive. The farm is set in a wonderful rural position between Trowbridge and Melksham and adjoining the Kennet & Avon Canal. There is good riding-out as there are a number of bridleways and lanes nearby.

The traditional buildings have planning consent to convert to three dwellings, a detached two bedroom barn and a pair that are semi-detached and each also having two bedrooms. The more modern buildings include a very useful steel framed covered yard/store, a further lock up/workshop and three Dutch Barns. The land is registered under the Basic Payment Scheme and is subject to a Stewardship Scheme.



### **The Farmhouse**

The five bedroom farmhouse was formerly two cottages and has been well maintained, enjoying glorious views and attractive gardens and grounds.

The farmhouse style kitchen/breakfast room is fitted with a range of wooden floor and wall cabinets with an electric oven, hob and extractor fan. The drawing room is enhanced by dual aspect windows and has a Bath stone fireplace and double doors opening to a sun room and on to the gardens.

There is a good sized dining room adjacent to the kitchen which is linked to the kitchen by a conservatory, with a feature Victorian seep well and this has super views of the gardens, pond and the fields beyond. There is a study, utility room and two downstairs cloakrooms.

On the first floor the master bedroom suite has spectacular countryside views and a balcony overlooking the gardens and fields. There is an en-suite shower room and fitted cupboards and additional eaves storage. There are four further double bedrooms and a bathroom with a separate toilet.

### **Swimming Pool**

The indoor swimming pool overlooks the gardens and has three pairs of double doors overlooking the gardens with a cloakroom, shower room and changing area. There is also a freestanding outdoor hot tub to complement the pool and entertaining area.

### **The Gardens**

The gardens are mature and well planted with an Orchard, selection of fruit trees and shrubs and a paved seating area, wildlife pond and a timber pergola. The gardens border the fields and offer a peaceful and private haven to enjoy this truly special spot. There are two timber stables on a concrete base with a hay and feed store.

### **The Land**

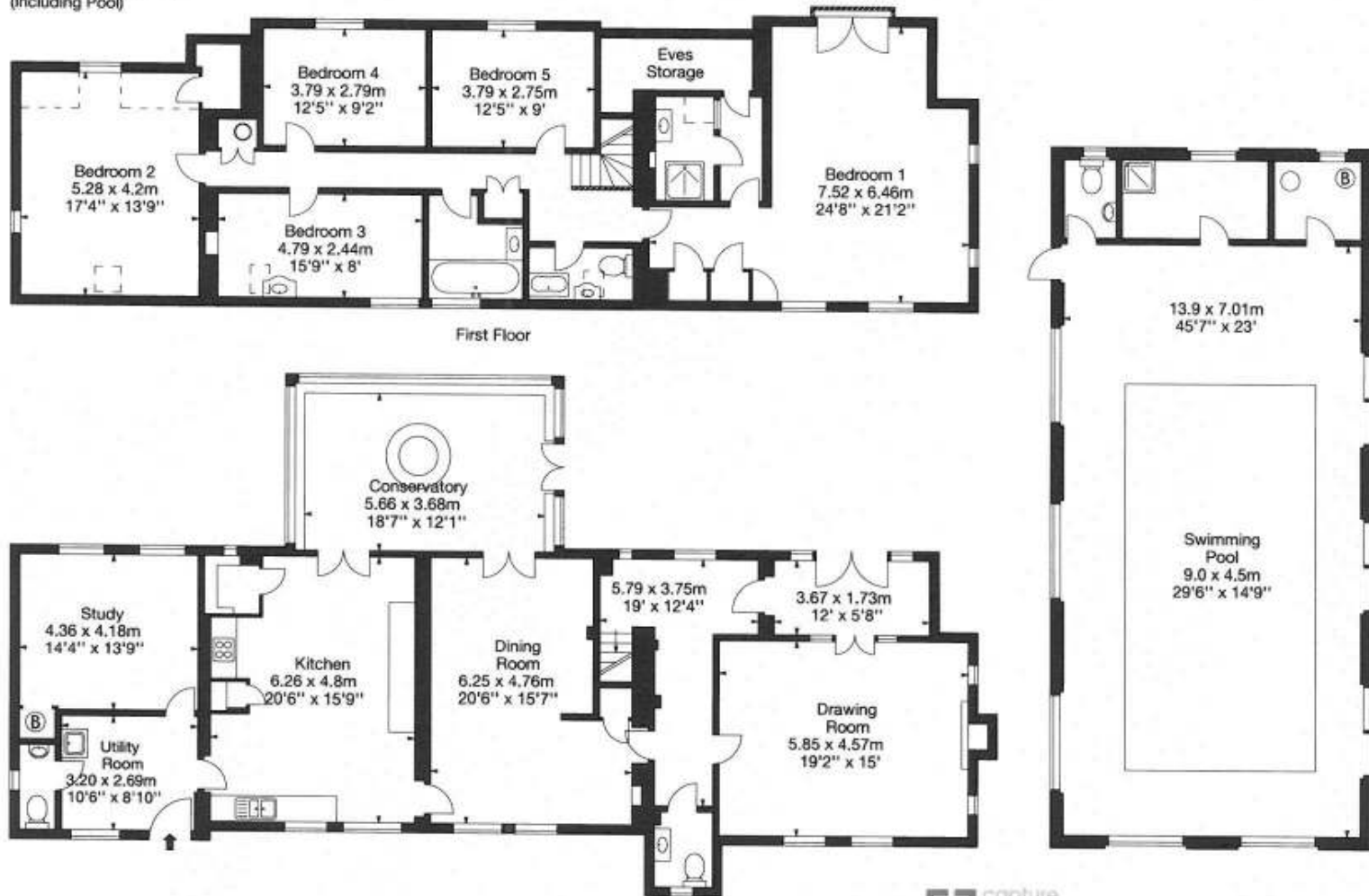
The land surrounds the house and buildings, it is all currently in pastures (mainly improved) and slopes gently northward. Whilst having been in grass for a number of years the lands clearly arable capable and the soil ranges from a loam corn brash xxx limestone at the south to a clayey loam changing to a silty/sandy loam at the northern end. The fields are mainly divided by mature hedges; Whaddon Lane forms the eastern boundary, the Kennet and Avon Canal runs the whole of the northern boundary and a hard green lane to the south, from which there are several access points.



**Hill Farm, Whaddon Lane,  
Hilperton, Wiltshire  
BA14 7RN**

Whaddon Lane,  
Hilperton, BA14 7RN  
Approx. Gross Internal Area  
3243 Sq Ft - 324 Sq M

Out Building  
Approx. Gross Internal Area  
1196 Sq Ft - 111 Sq M  
(Including Pool)





Hill Farm  
Whaddon Lane  
Hilperton  
Trowbridge  
BA14 7RW  
  
Farm Plan





(9.158 ha)

9  
3.003 acres  
(1.215 ha)

5  
5.149 acres  
(2.084 ha)

6  
9.694 acre  
(3.923 ha)

7  
14.021 acres  
(5.674 ha)

8  
2.747 acres  
(1.112 ha)





### Farm Buildings (See Buildings Plan)

The farm buildings lie to the east of the farmhouse and total close to 900m<sup>2</sup> (10000sqft).

1. Traditional stone and tiled former cow stalls.
2. Traditional stone and tiled loose boxes.
3. Traditional stone and tiled former cow stalls.
4. Traditional stone and tiled cart shed.
5. Traditional stone and tiled former cow stalls.
6. 4 Bay Dutch Barn (18.5m x 9.1m)
7. 3 Bay Dutch Barn (15.9m x 7.5m)

8. Lean-to lock up store with concrete floor (18.5m x 5.75m).
9. 5 Bay steel portal framed and lean-to yard/machinery store/workshop with concrete floor, electricity and water (23m x 10.75m).
10. 3 Bay Dutch Barn ( 13.9m x 9.2m) used as a farm office.

**Note** – a 36 ft static home (used as a farm office) sits to the rear of building 9. Services are connected (electricity, water and septic tank). This can be purchased by separate negotiation.

### Location

Hill Farm is located on the outskirts of the village of Hilperton between Trowbridge and Melksham. The entire northern boundary is formed by the Kennet and Avon Canal.

Hilperton is a large vibrant village and one of the most recent housing estates has a shopping area with a small supermarket, two takeaways and a pub, there is also a petrol station with convenience shop. There are two churches in the parish with one being at St Mary's in the nearby hamlet of Whaddon. Hilperton also has a Primary school, a village hall and a community centre. Trowbridge Rugby Club has new facilities in the village including meetings and functions rooms for hire. Other nearby schools include St Augustines, and John of Gaunt in Trowbridge, private schools such as Warminster School, Dauntsey's near Devizes, Stonar at Atworth.

Trowbridge is the county town of Wiltshire and has many national brand shops and supermarkets both in the vibrant town centre and at a number of edge of town retail parks. Trowbridge has a railway station and nearby Westbury has direct services to London Paddington. The cities of Bath and Salisbury are within commuting distance and the A303 (M3) and M4 are within easy reach.

There are many nearby sporting and recreation opportunities in the area including good equestrian facilities such as the West Wilts Equestrian Centre at nearby Holt. Hunting and pony club is with the Avon Vale. There is good riding out as there are a number of bridleways and lanes nearby with circuits to the nearby villages of Hilperton and Semington.

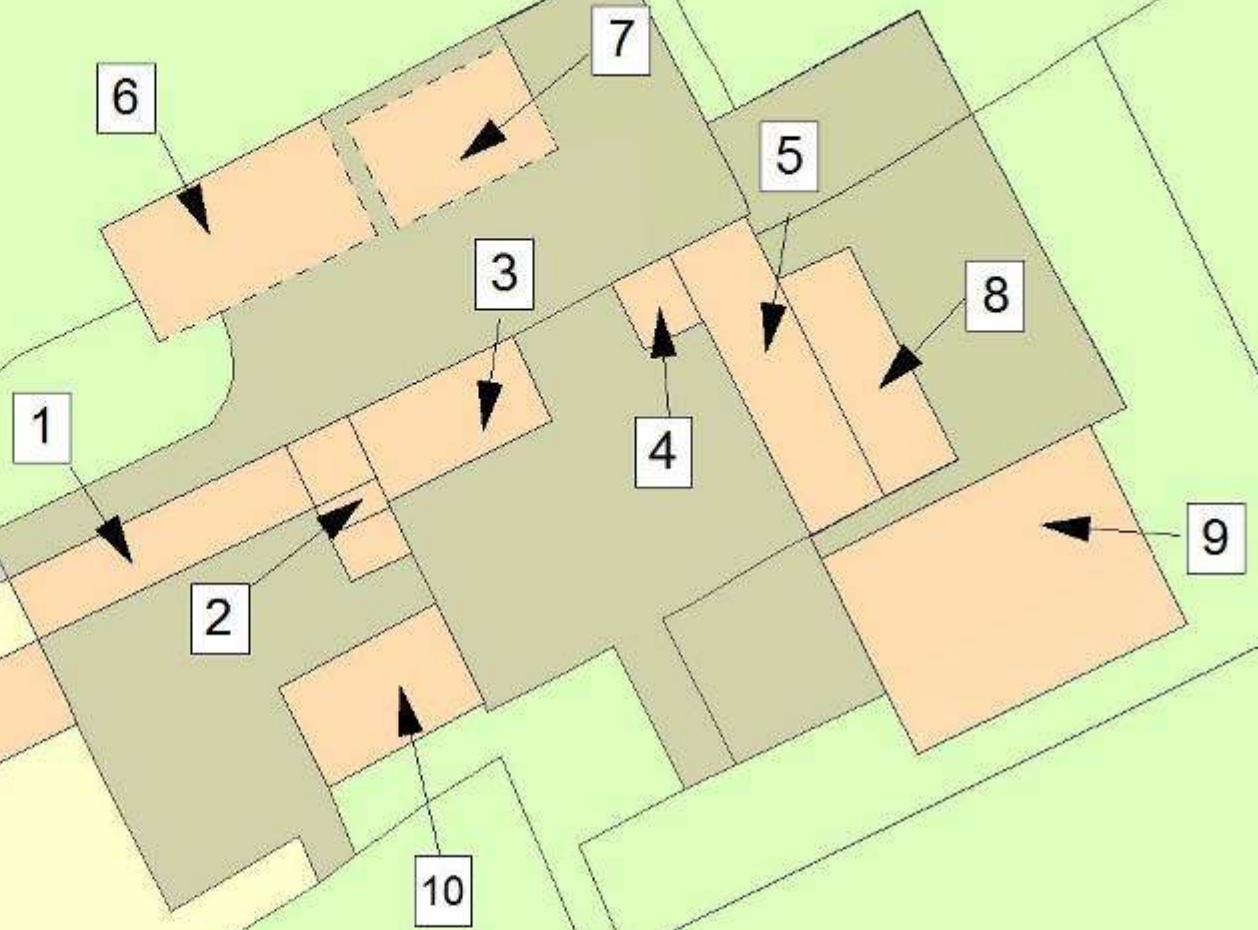




Hill Farm

Farmhouse

Swimming Pool



Buildings Plan



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## GENERAL REMARKS

### Tenure and Possession

Freehold. Vacant possession will be given on completion. The land and buildings are subject to a Farm Business Tenancy which terminates on the 31<sup>st</sup> December 2015. The house is subject to an Assured Shorthold Tenancy and Notice has been served.

### Services

Private drainage, mains water, electricity and BT are all connected. Oil fired central heating (new boiler Jan 2015) Electric immersion. Oil fired boiler for swimming pool.

### Local Authority

Wiltshire Council, Bythesea Road, Trowbridge, Wiltshire BA13 8JN  
Tel: 0300 456 0109

**Council Tax Band** Band – E **Energy Rating** – Rating D.

### Nitrate Vulnerable Zone (NVZ)

A part of the farm is in a surface water NVZ.

### Environmental/Land Management Schemes

The Farm is subject to an ELS plus HLS scheme which commenced for a 10 year period from 01/08/2006 and is in the current Tenant's name.

### Sporting Rights

These are in hand and are included in the sale.

### Fixtures and Fittings

All curtains, ornamental lights, garden ornaments and the static home are specifically excluded from the sale. All fixtures and fittings are included in the sale at no extra charge unless otherwise stated.

### Ingoing Valuation

There will be no ingoing valuation as all the straw and other bedding or feedstuffs are the property of the tenants.

### Rights of Way

A footpath runs in the paddock adjoining the drive and turns northward before the house and gardens towards the canal. A bridleway runs along the boundary towards the canal.



### Basic Payment Scheme

The land is registered under the BPS but the entitlements are held by the tenants. These may be available by separate negotiation.

### Health and Safety

Given the potential hazards of a working farm, we would ask you to be as vigilant as possible for your own safety when making your inspection, particularly around the buildings.

### Employees

There are no employees on the farm.

### Directions

From the A350 take the A36, just south of Melksham signposted Hilperton. At the second roundabout take the second exit (Devizas Road) to Hilperton. At the second mini-roundabout turn right by the Lion & Fiddle pub onto Church Street (B3105). Turn right into Whaddon Lane, just as the road bears to the left. After about ½ mile the drive will be directly ahead as the lane bears to the left.

**MDH Ref: 13125 4<sup>th</sup> September 2015 2015**

### IMPORTANT NOTICE

These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation warranties and other details are given without responsibility and any intending purchasers 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.





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