



BISHOPSTONE,
SWINDON

Carter Jonas

CUES FARMHOUSE, CUES LANE, BISHOPSTONE, SWINDON, WILTSHIRE, SN6 8PL

KEY FEATURES

- No onward chain
- Grade II listed farmhouse
- Highly sought-after village
- Approximately 3,500 sq ft of accommodation including attic space
- Six bedrooms and four versatile reception rooms
- Wealth of character throughout
- Flexible layout
- Exciting opportunity to modernise and reconfigure, subject to the necessary consents
- Detached double garage and ample driveway parking
- Beautiful south-facing gardens of approximately 0.84 acres

A WONDERFULLY ATMOSPHERIC GRADE II LISTED FARMHOUSE, SET WITHIN BEAUTIFUL SOUTH-FACING GROUNDS OF APPROXIMATELY 0.84 ACRES, WITH A STREAM, WOODLAND, DETACHED GARAGE AND OVER 3,500 SQ FT OF VERSATILE ACCOMMODATION.



SITUATION

Bishopstone is a thriving and popular village. It is set amidst unspoilt North Wiltshire countryside and adjoins the North Wessex Area of Outstanding Natural Beauty. The village has a primary school, church, village hall, village shop and an excellent pub, The Royal Oak.

A range of schools in the area include Pinewood Preparatory School, Marlborough College and St Mary's Calne.

The main local towns are Marlborough and Highworth, with a more extensive range of shops and services in Swindon (7 miles). Other local centres include Bath, Bristol, Newbury and Cheltenham. Communications are excellent: M4 junction 15 is under 5 miles and trains to Paddington from Swindon are from 51 minutes.

The village is surrounded by glorious countryside, perfectly positioned for excellent rides and walks and has easy access to the Ridgeway National Trail.

DESCRIPTION

Cues Farmhouse is an impressive Grade II listed farmhouse, discreetly positioned within an idyllic setting in the highly desirable village of Bishopstone. Dating back to the 17th century, the property occupies a great sized plot and, at c3,500 square feet (including attic space) there is no shortage of accommodation.

The accommodation extends to six bedrooms, four reception rooms, a kitchen, boot room, cellar and two staircases, providing both versatility and scope for a variety of lifestyles. The house has been carefully maintained and enjoyed yet offers exciting scope for a purchaser to sensitively refresh the interiors and tailor the accommodation to modern requirements, subject to the relevant consents, without compromising its unique historic character.

The property enjoys a wealth of character and historic detail throughout including exposed stonework, substantial ceiling timbers and striking inglenook fireplaces.

One of the defining features of Cues Farmhouse is the exceptional versatility of its accommodation. With four reception rooms arranged across the ground floor, the house offers a wealth of flexible living space, ideally suited to the demands of modern family life, whether for formal entertaining, home working or more informal day-to-day living.

At lower ground level, a useful cellar provides additional storage and further reflects the property's historic origins.

The first floor currently provides six bedrooms served by a family bathroom. Subject to obtaining the necessary consents, there is clear scope to reconfigure the layout to create a principal bedroom suite with en suite facilities, whilst rebalancing the remaining accommodation to better suit modern family living requirements. A second staircase leads to the upper floor, with a further bathroom on the half landing.

On the second floor, the extensive attic room provides a substantial area with excellent potential, whether for storage, hobbies, creative pursuits or ancillary accommodation, subject to any necessary consents.

OUTSIDE

Approached via a traditional five-bar gate, the property benefits from ample driveway providing parking, together with a detached double garage.

The house is set towards the front of its plot, allowing the beautifully orientated south-facing gardens to unfold beyond. A picturesque stream winds through the grounds, with a charming footbridge that provides access to a secluded area of woodland. The gardens are a real standout feature of this stunning property. The garden combines lawns, mature planting and sloping banks, offering a wonderfully tranquil environment with a strong sense of privacy, despite being in the heart of the village. cc0.84 acres in all.





SERVICES & MATERIAL INFORMATION

- Freehold
- Grade II Listed
- Mains water, mains drainage, Oil fired central heating.
- Council tax band: G (Swindon Borough Council website for current cost)
- Energy efficiency rating: Listed / Exempt
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

GUIDE PRICE £800,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



**Approximate Gross Internal Area 3611 sq ft - 335 sq m
(Excluding Garage)**

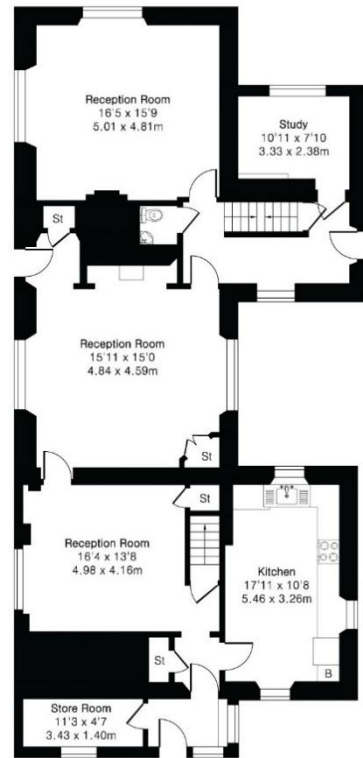
Lower Ground Floor Area 246 sq ft – 23 sq m

Ground Floor Area 1455 sq ft – 135 sq m

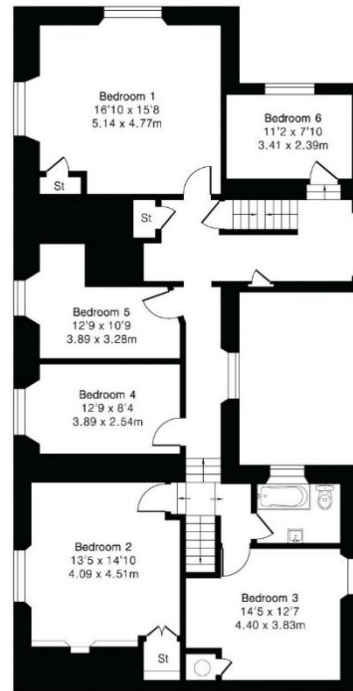
First Floor Area 1335 sq ft – 124 sq m

Second Floor Area 575 sq ft – 53 sq m

Garage Area 277 sq ft – 26 sq m



Ground Floor



First Floor



Second Floor

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