



📍 Baldham House Baldham, Seend, Wiltshire, SN12 6PW

🔗 Guide Price £800,000

A most handsome Grade II Listed Farmhouse with a wealth of character, a range of useful outbuildings and gardens and grounds of approximately 1.4 acres.

- Substantial Period Home With Over 3800sqft Of Accommodation
- Set In 1.4 Acres Of Gardens & Grounds
- Adjoining Semington Brook
- Workshop & Outbuildings With Potential
- Scope To Modernise & Update To One's Own Tastes
- 5 Bedrooms & 4 Receptions
- Cellar, Bathroom & Cloakroom
- Gated Driveway & Ample Parking
- Wonderful Countryside Views
- No Onward Chain

🏡 Freehold

🏠 EPC Rating E



An impressive Grade II Listed farmhouse dating from the C17th, with an incredibly spacious interior of over 3800sqft, plus a range of sizable outbuildings offering scope for conversion. This charming home is packed with character features and is set in about 1.4 acres of grounds including a walled garden, and two bridges spanning the adjoining Semington Brook across to a paddock.

This much loved period home has been in the same family for many years and is now of an age where some modernisation is required throughout, giving the next owners an opportunity to update it to their own individual tastes and requirements. Internally, an entrance hall leads off to 2 generous reception rooms both with original shutters- a dining room with a log burning stove and a sitting room with feature open fireplace and stone surround. There is an additional snug/family room with a fireplace and former bread oven and a 25ft open plan dual aspect kitchen/breakfast room with an AGA, double oven, exposed beams and a range of rustic handmade units. From the hall stairs descend to a useful cellar and rise up to a large landing with a family bathroom and a total of 5 bedrooms, some with original fireplaces and exposed wooden floorboards. The main bedroom also benefits from a 24ft dressing room that has potential for an en suite (subject to gaining the relevant consents).

Outside, double gates open through to a large courtyard and private parking area. To the left, a gate leads into a walled former 'kitchen garden'. There are two substantial outbuildings- both divided into 3 sections and each offering scope for a range of possible future uses. To the rear, the garden backs on to the wonderful brook and has two simple bridges that cross over to an island and then into a small rough paddock area.

#### **Situation**

Baldham House is located on the edge of the village of Seend and enjoys secluded southerly views over Semington Brook, a tributary of the River Avon. The highly sought after Wiltshire village of Seend has a thriving community and is well known for its many fine period buildings which align the High Street. It provides a wide range of amenities including a local store/post office, a public house, Church, primary school, playing field, village hall and community centre. Seend is approximately 5 miles west of the historic market town of Devizes which boasts a range of facilities and the major cultural centres of Bath (17 miles) and Salisbury (26 miles) are very accessible which offer a wider range of amenities. Mainline railway stations with links to London can be found in Chippenham, Westbury and Pewsey. There are a number of well-respected schools in the area to include Dauntsey's, Stonar, Marlborough College and St Mary's in Calne.

#### **Property Information**

Council Tax Band G

Services: Oil fired central heating, mains electricity and water.  
Private drainage system.

Grade II Listed

Agents Note: There is a pedestrian footpath across the far left corner of the paddock/water meadow that adjoins Semington Brook.



# Baldham, Seend, Melksham, SN12

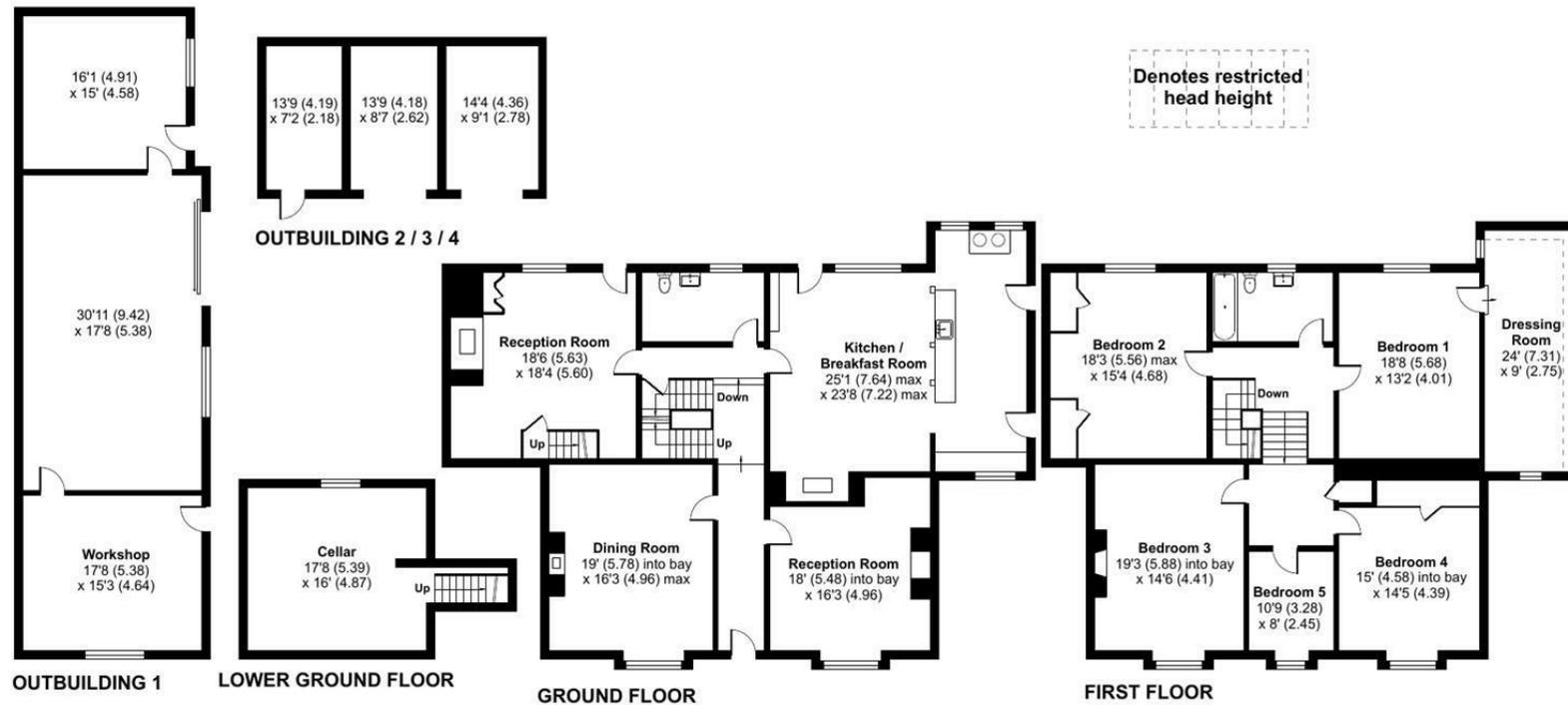
Approximate Area = 3808 sq ft / 353.7 sq m

Limited Use Area (s) = 36 sq ft / 3.3 sq m

Outbuilding = 1424 sq ft / 132.2 sq m

Total = 5268 sq ft / 489.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Strakers. REF: 1265557

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