



📍 Turnpike House Stanley Lane, Chippenham, Wiltshire, SN15 3RE

📄 Auction Guide £225,000

- For Sale By Online Auction
- Thursday 5th December 2024
- Lot 11
- Guide Price £225,000+

🏠 Freehold

🏠 EPC Rating



LOT 11
FOR SALE BY ONLINE AUCTION
THURSDAY 5th DECEMBER 2024
GUIDE PRICE £225,000+

Detached Grade II listed former Toll House in need of modernisation set in a large plot extending to about 0.27 acre with potential for further development, no clawback.

Accommodation comprises on the ground floor; entrance hall, 5 reception rooms, kitchen, shower room and rear porch. On the first floor; landing, 2 bedrooms and kitchen area. There is great scope to reconfigure the accommodation. Gas heating.

Situation & Description

Detached Grade II listed former Toll House in need of modernisation set in a large plot extending to about 0.27 acre with potential for further development, no clawback.

Chippenham is a large market town with a wide choice of schooling as well as varied shopping and leisure activities. There is a mainline railway station and access to J17 of the M4 motorway is only a short drive.

Accommodation comprises on the ground floor; entrance hall, 5 reception rooms, kitchen, shower room and rear porch. On the first floor; landing, 2 bedrooms and kitchen area. There is great scope to reconfigure the accommodation. Gas heating.

A driveway leads to a large parking area and double garage. Large garden to the side and rear backing on to open fields. Range of useful outbuildings. There could be potential for an additional dwelling (subject to consents).

The property has been in the same family since 1933 and the family have kindly provided some history on the property. The origins of the property go back to the former days when parishioners used to give 3 or 4 day's work, free of charge, to maintain the 'high roads' which passed through their parish. Groups of enterprising landowners later agreed to finance the upkeep but in return, charge each user. Acts of Parliaments set up 'Turnpike Trusts' for each stretch of road. Tenants paid an annual rent for the Turnpike 'Tollhouses' in return for keeping the 'Tolls' they collected at the gate.

The early barriers were swinging bars or 'pikes' hence the name 'Turnpike'. Understandably the turnpike system was very unpopular and due to the advent of the railways during the 1830's & 1840's receipts at tollhouses rapidly declined, until their ultimate demise in the 1880's when responsibility finally passed to the County Councils under the Local Government Act of 1888.

Turnpike House, Stanley was built in 1830, reportedly for the sum of £140, and later that century an extension was added to the north-eastern elevation, making it the property as it now exists, sitting within a generous garden plot, in all extending to approximately one quarter of an acre.

For almost a century the property has been run in conjunction with a set of near-by traditional farm buildings and 32 acres of adjacent pasture land, known as Gate Farm, and being one of many former small dairy farms in the area forced out of milking, due to the imposition of milk quotas in the early 1980's, and having diversified in to horse livery to survive.

What3Words///riches.tube.bands

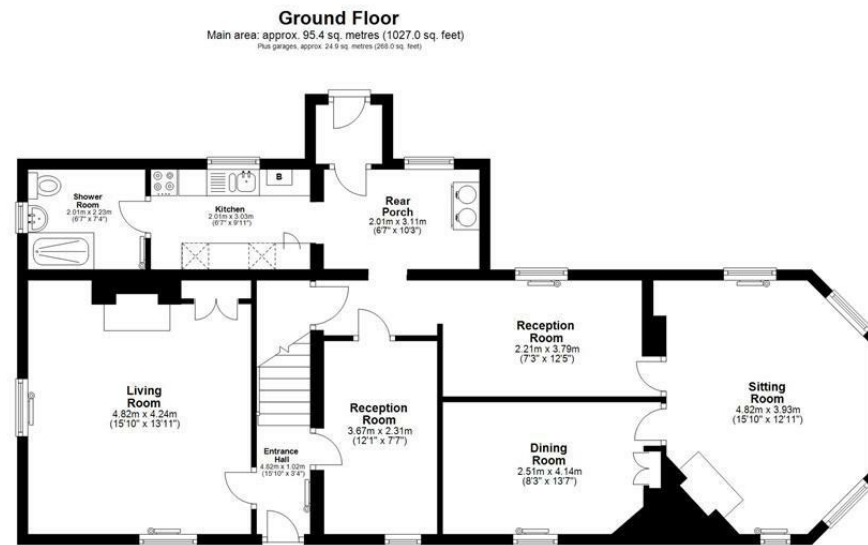
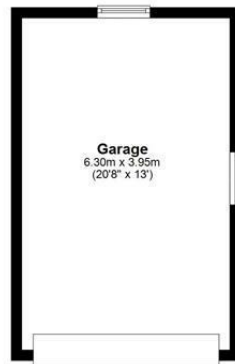
Viewings

To arrange a viewing, contact: Chippenham Office on 01249 652717

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.





Main area: Approx. 132.5 sq. metres (1426.6 sq. feet)
Plus garages: approx. 24.9 sq. metres (268.0 sq. feet)

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.