

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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Forge Mill Stables, Little Somerford

Price Guide £950,000

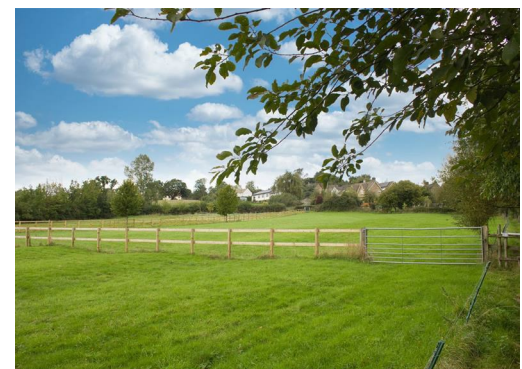
Perfect for an equestrian family, a single storey barn conversion (1571 sq ft) with further potential, tucked away in the heart of this sought after village.

Hall, sitting room with log burner, dining room. Well equipped kitchen, cloakroom with utility area.

Master bedroom with en-suite, 3 further double bedrooms with built-in wardrobes, family bathroom.

Double garage, extensive parking, gardens. Stables, fenced arena, paddocks - in all 2.25 acres.

NO ONWARD CHAIN



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Forge Mill Stables , Chippenham

The Property

A detached single storey barn, converted in 2002, providing spacious family accommodation (1571 sq ft). The current owners have made significant improvements in recent years, including the upgrading of the kitchen/breakfast room, with oak units and integrated appliances. Bespoke internal oak doors with quality ironmongery have also been fitted throughout. Wooden double glazed windows have been installed and an external oil fired boiler provides central heating.

NB: Planning permission for the addition of a fabulous kitchen/dining/family room and a double car barn was granted in 2019, but has now lapsed.

Outside

Whilst not currently used as an equestrian facility, there is scope to return the fenced arena back to the original all weather manège. There is stabling for two/three horses and two paddocks - in all about 2.25 acres, with vehicular access from The Hill. There is extensive parking all around the property and a double garage.

General

Mains drainage, electric and water are connected. An external oil fired boiler provides central heating and hot water. Full Fibre Broadband (FTTP). Council Tax Band E - £2,844.32 payable for 2025/26. EPC rating band E - 54.

Little Somerford

Little Somerford lies 3 miles south-east of Malmesbury, 9 miles from Chippenham and 13 from Swindon. The village has a free house pub with good restaurant, a church and a village hall, where there are frequent daytime and evening activities. Great Somerford has a late opening shop, public house and primary school. Junctions 16 and 17 of the M4 are both within a convenient driving distance, providing easy access to the area's major employment centres, including Swindon, Bath and Bristol. Trains to London are available from Kemble and Chippenham, both within 10 miles. There are excellent state and private schools within the area, together with public transport links to the neighbouring towns and villages.

Directions

From Malmesbury head east towards Royal Wootton Bassett on the B4042. After about 2.5 miles turn right, sign posted to Little Somerford. Continue down the hill and take the next right towards Great Somerford. Just before the church, take the right hand turning into a driveway. Continue to the end, where an electric five-bar gate provides access to the property.

Approx. Gross Internal House Area *
148.55 M² - 1599 Ft²

Approx. Gross Internal Out Building Area *
77.85 M² - 838 Ft²

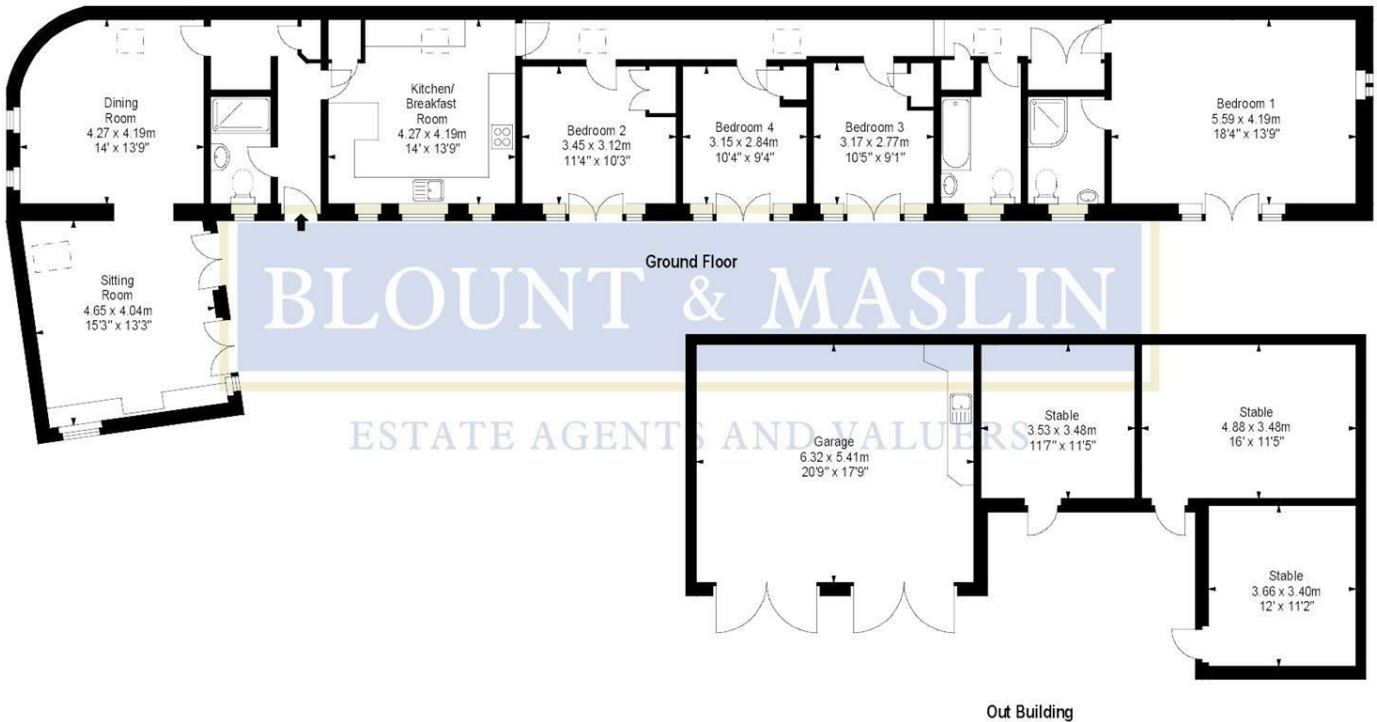


Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice