



LOWER RUDLOE FARM
Lower Rudloe

Carter Jonas

LOWER RUDLOE FARM, LOWER RUDLOE, CORSHAM, WILTSHIRE, SN13 0PB

- Corsham 2 miles
- Bath City Centre 8 miles
- Chippenham 5 miles (London Paddington from 75 minutes)
- M4 (Junction 17) 9 miles
- Bristol Airport 27 miles

Main House: Reception hall • Living room • Second reception room • Dining room • Kitchen/Breakfast room • Chilled larder room • Entertaining room with mezzanine and fifth bed • Four double bedrooms • Two bathrooms • Utility room with shower

Outbuildings: Five self-contained en-suite rooms • Studio-style apartment • Storage barns • Stable block • Garaging • Two large agricultural barns • Sauna/hot tubs

Gardens • Orchard • Paddocks • Woods • In all approximately 17.24 acres

DESCRIPTION

Lower Rudloe Farm is a 17th century Grade II Listed farmhouse with an extensive range of outbuildings set around a central yard. A single-track lane leads to the driveway of the property which gives access to the large parking area with garaging and storage buildings which opens into the central original farmyard.

At one side is a single storey pitched roof building, originally the milking parlour and pigsty, now transformed into four well-presented self-contained en-suite rooms with kitchenettes. The other side of the yard is an original two-storey stone built barn, now arranged as a cosy bar, informal self-service shop, boiler room and storage, above which is a superb open-plan apartment, again being self-contained with a decked patio area, known as the Crow's Nest.

A DELIGHTFUL GRADE II LISTED 17TH CENTURY FARMHOUSE WITH A RANGE OF BEAUTIFULLY PRESENTED OUTBUILDINGS WHICH OFFERS MULTIPLE OPPORTUNITIES EITHER AS A VERSATILE FAMILY HOME OR FOR A BUSINESS IN A STUNNING SETTING, SET IN OVER 17 ACRES.





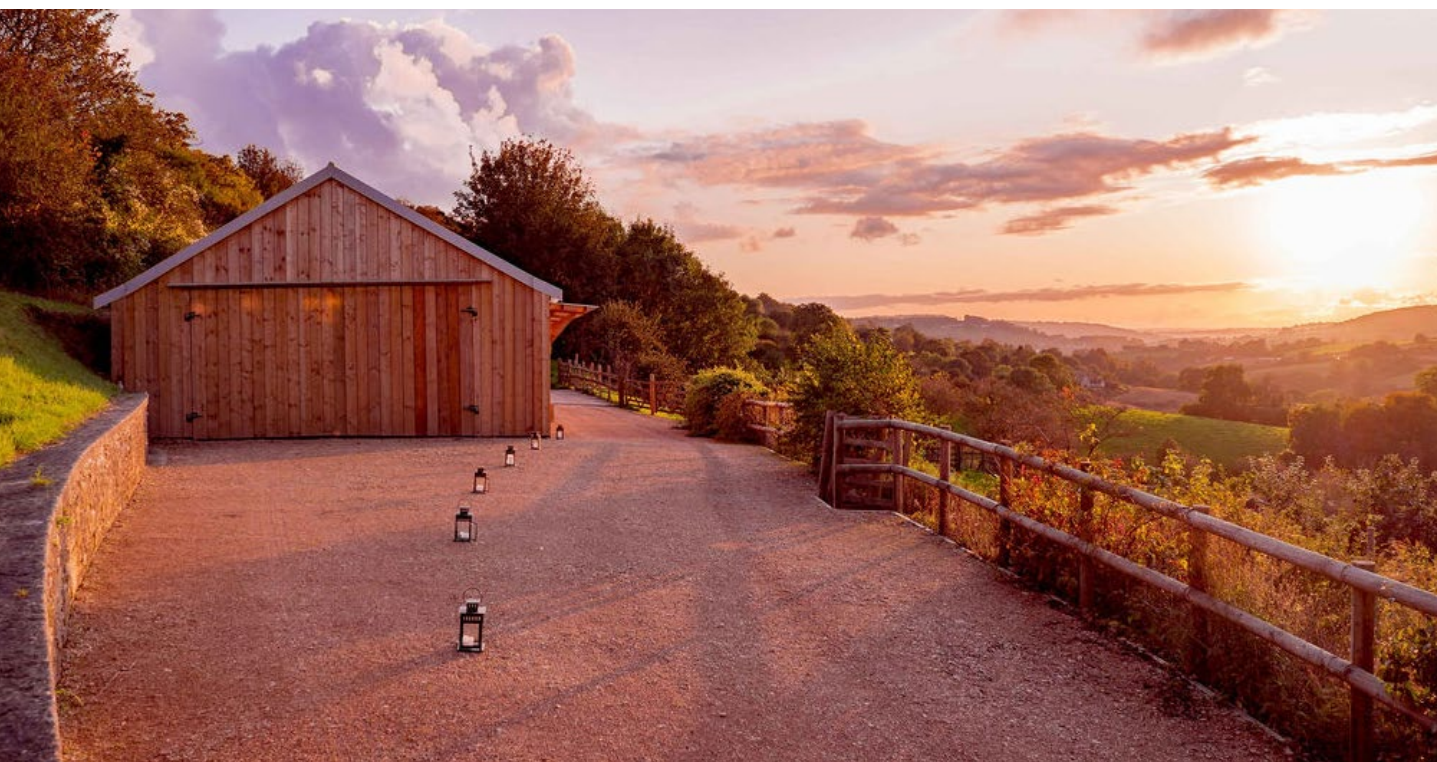
At the far end of the yard, allowing for privacy from the income-earning accommodation, is the main house. Originally a farmhouse with later additions and having period charm and character with rooms across three floors and extending into original barns at one side. It has superb views across the gardens and grounds and across the valley to Bath in the distance.

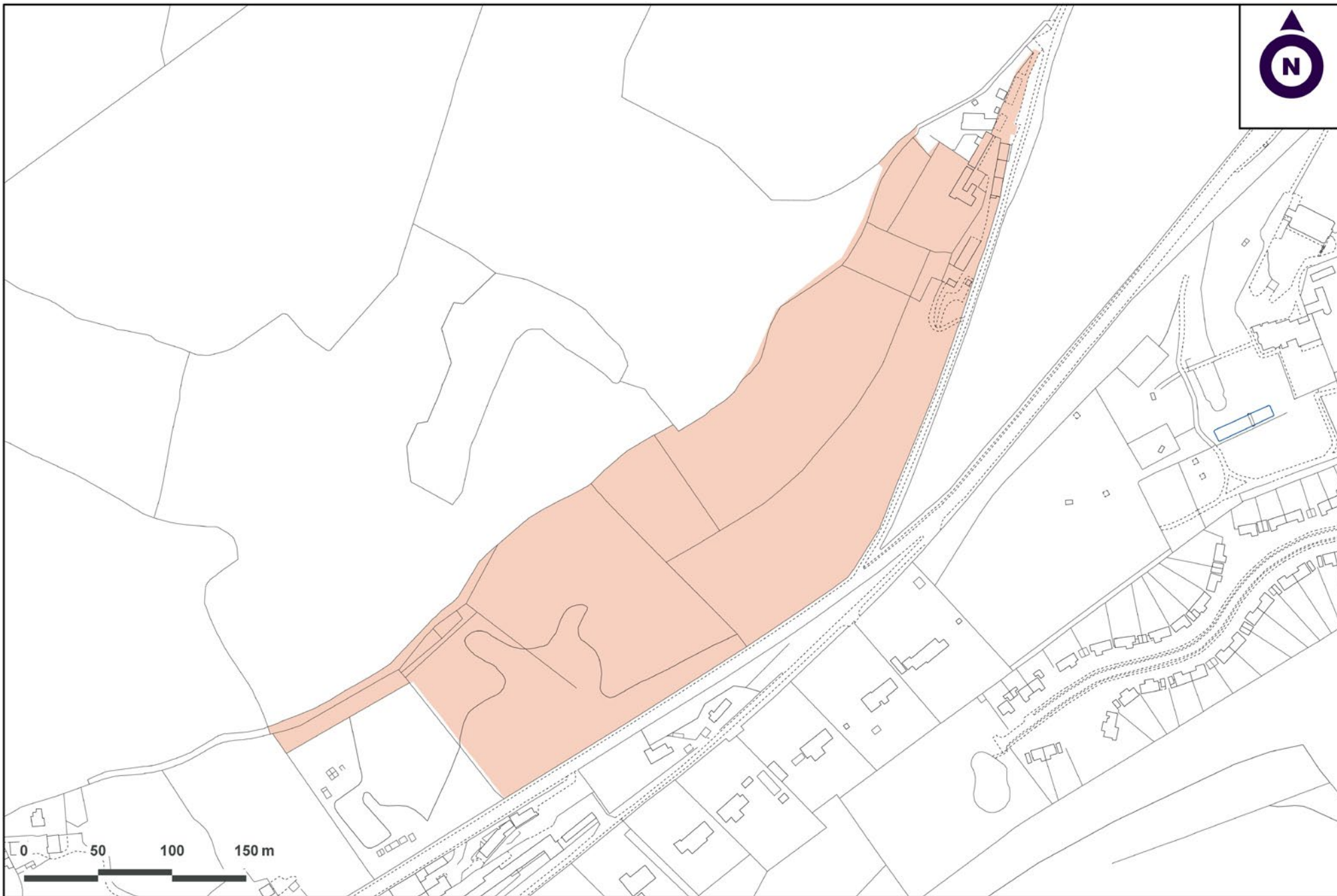
A track leads between the main house and the barns at one side up to a large open plan agricultural barn, with potential to turn into further residential accommodation should one wish (subject to planning).

At the back of the house is a level, landscaped southwest facing garden which leads onto and overlooks the paddocks beyond. A second driveway leads down off the lane to the agricultural barn and into the woodland where there is also a further parking area. The woodland is well known for its wild truffles and the grounds are teeming with animal and bird life, being set in such a private and rural setting, whilst having excellent communications to Bath, Corsham and Chippenham. One of the fields is ancient limestone grassland that is rich in wildflowers (such as moon daisies, common spotted orchids and cowslips). This habitat used to be the main land use in the Bybrook Valley when the woollen industry was at its peak. As the UK has lost 97% of flower-rich meadows, the current owners have managed this field by careful sheep grazing and worked to diversify the other fields using green hay. Grasslands with a wide range of native plant species provide much better nutrition for livestock, support butterflies and insect pollinators as well as storing significant amounts of carbon deep within their soils. Under Defra's new Environmental Land Management Scheme, landowners can get £646/ha/year in 5-year agreements to manage species-rich grassland. Land that is within this scheme will be eligible for Agricultural Property Relief and exempt from relevant inheritance tax.

SITUATION

This is a remarkable setting, perched on the edge of, and overlooking, the beautiful and undulating Bybrook Valley with Bath in the distance with a southwest facing elevation. The valley is well regarded for walking and riding and is teeming with wildlife.







Lower Rudloe is a rural hamlet, yet only 2 miles from Corsham, a pretty market town having all your day-to-day shopping facilities, good pubs and restaurants, whilst being set between the city of Bath and the large town of Chippenham, both having mainline rail access to London Paddington.

Bath offers excellent schooling, shopping, leisure, and sporting facilities, as well as being famed for its Georgian architecture.

ADDITIONAL INFORMATION

Tenure: Freehold

Planning: The property is listed Grade II. Awaiting planning permission for change of use to residential on the agricultural barn.

Services: Mains water and electricity. Heating served by woodchip biomass boiler system serving all residential accommodation. Private draining.

EPCs: Lower Rudloe Farm: Band G

Crow's Nest: Band G

1 The Old Dairy: Band D

2 The Old Dairy: Band C

3 The Old Dairy: Band C

4 The Old Dairy: Band D

Council Tax: Band F

Local Authority: Wiltshire Council

Fixtures & Fittings: Hot tubs available subject to an agreed price.

Viewing: Strictly by appointment with Carter Jonas.



Lower Rudloe Farm, Corsham, SN13 0PB

Gross Internal Area (Approx.)

Main House = 332 sq m / 3,573 sq ft

Public House = 226 sq m / 2,432 sq ft

(Incl. WC Block and External Stores)

Apartments 1, 2, 3, 4 and 5 = 184 sq m / 1,980 sq ft

Stores (Above Pub) = 76 sq m / 818 sq ft

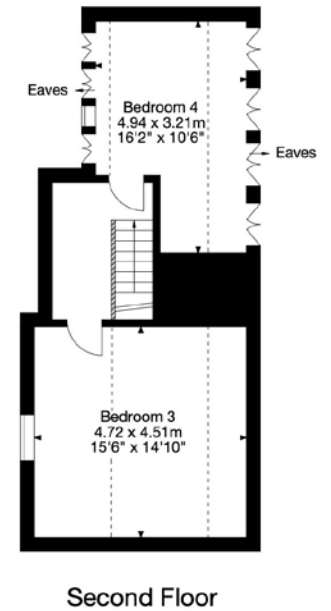
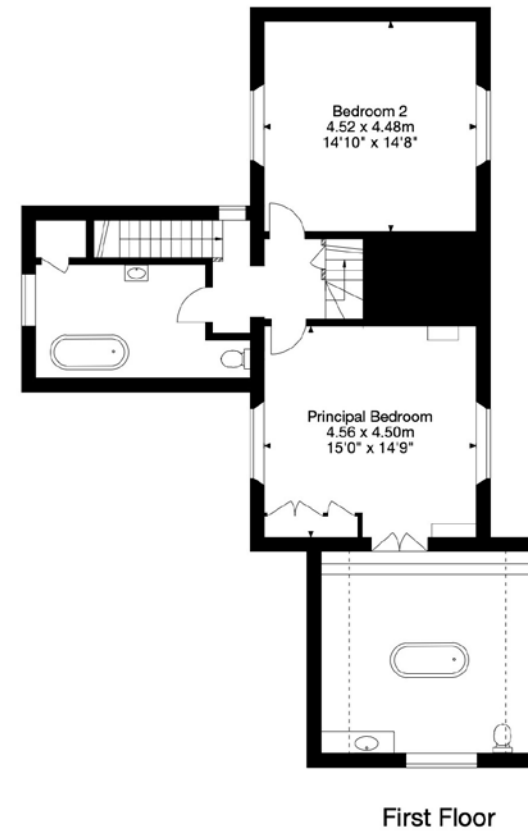
Function Barn = 171 sq m / 1,840 sq ft

Garage/Workshop/Store Area = 142 sq m / 1,528 sq ft

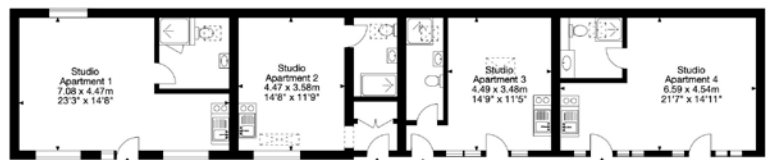
Stable Block = 39 sq m / 419 sq ft

Total Area = 1,170 sq m / 12,590 sq ft

(Incl. Areas of Restricted Height, Excl. Eaves)



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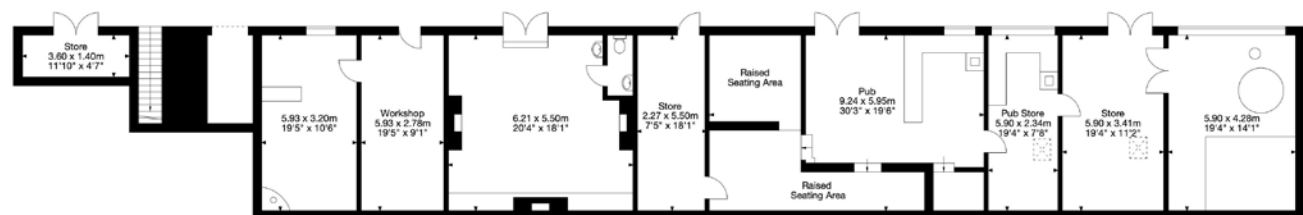


Apartment Block



Apartment 5 / Stores

WC Block



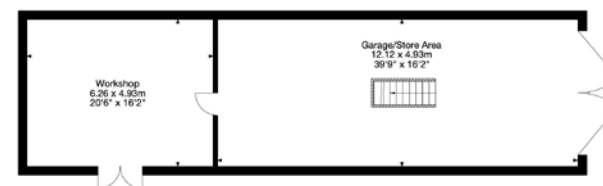
Public House



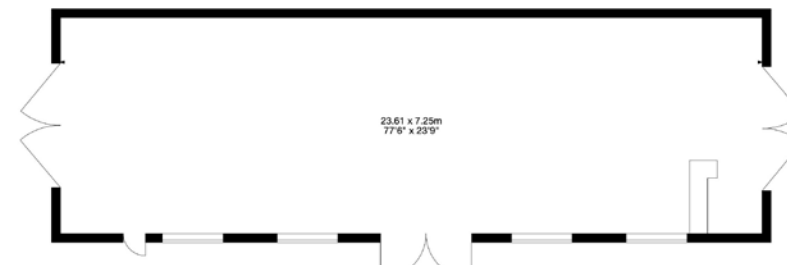
Workshop Mezzanine



Stable Block



Garage/Workshop/Store Area



Function Barn



Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk

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