



Penleigh Farm

Penleigh, Wiltshire

Carter Jonas

Penleigh Farm
Fairwood Road,
Penleigh
BA13 4EB

A traditional small holding
with exciting redevelopment
opportunities located on the
outskirts of Westbury, Wiltshire.

Penleigh Farm is an exciting redevelopment project for a purchaser to renovate a charming Grade II Listed property into a contemporary family home. Alongside the farmhouse, there are numerous farm buildings that have a wealth of potential, perhaps converted to commercial or residential property, subject to planning.

Penleigh Farm extends to 6.25 acres (2.53 ha) and is offered for sale as a whole or in two lots.

The property is offered for sale by private treaty.

Carter Jonas



Property

Penleigh Farmhouse is a Grade II Listed home that dates from the early 18th Century with early 19th Century additions. The farmhouse has 5 bedrooms in its current state. However, planning permission and Listed Building consent were obtained in 2014 to convert the property into what would be a stunning 5 bedroom family home under planning application 14/05352/FUL.

Access to the property can be gained either from Westbury, via 'Mane Way', or from Dilton Marsh via the no-through road 'Penleigh Road'.

The farm buildings that surround the farmhouse are a mixture of both modern and traditional buildings. The farm buildings are as much of an opportunity for redevelopment as the farmhouse, subject to planning.

The property is offered for sale as a whole or in two lots.

Lot 1 comprises the farmhouse and 0.86 acres (0.35 ha) with access available to lot 1 via 'Penleigh Road' from Dilton Marsh'.

Lot 2 comprises the farm buildings and land which total 5.39 acres (2.18 ha), access to lot 2 can be gained from Westbury via 'Mane Way'.

Location

The property is situated in the hamlet of Penleigh, just outside the village of Dilton Marsh, which is approximately 1.5 miles west of Westbury, 5.5 miles east of Frome and 13 miles south of Bath. Not only is the property very well connected, it also boasts some fantastic walking, cycling and horse-riding routes with quiet lanes and numerous footpaths and bridleways. The renowned Westbury White Horse, which is one of the oldest and most renowned landmarks in the country can be seen from the property and is just 2.5 miles from Penleigh Farm.

Farmhouse

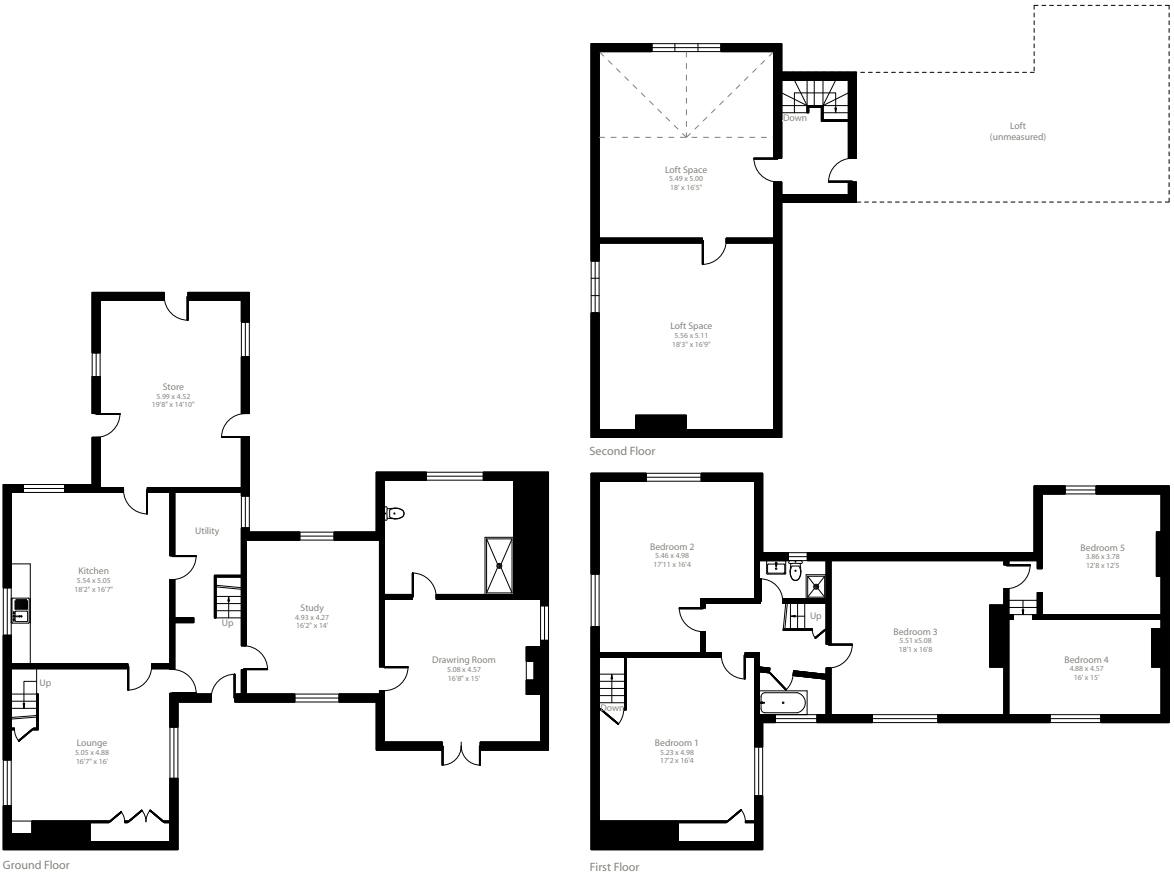
Penleigh Farmhouse is a rare canvas for a purchaser to transform a handsome, historic property into an enviable family home. The farmhouse is Grade II Listed built by George Turner in 1710 and is of red brick with Bridgewater tiles on the older sections of the house, which date from the 17th Century, and slate on the later additions, which date from the 18th Century. Full planning permission and Listed Building consent was obtained in 2014 to convert the farmhouse into a 5 bedroom family home with an extension to create a large kitchen which incorporates the red brick stables that sit adjacent to the farmhouse. The farmhouse has a unique charm which is enhanced by its remote location down the no through - Penleigh Road.



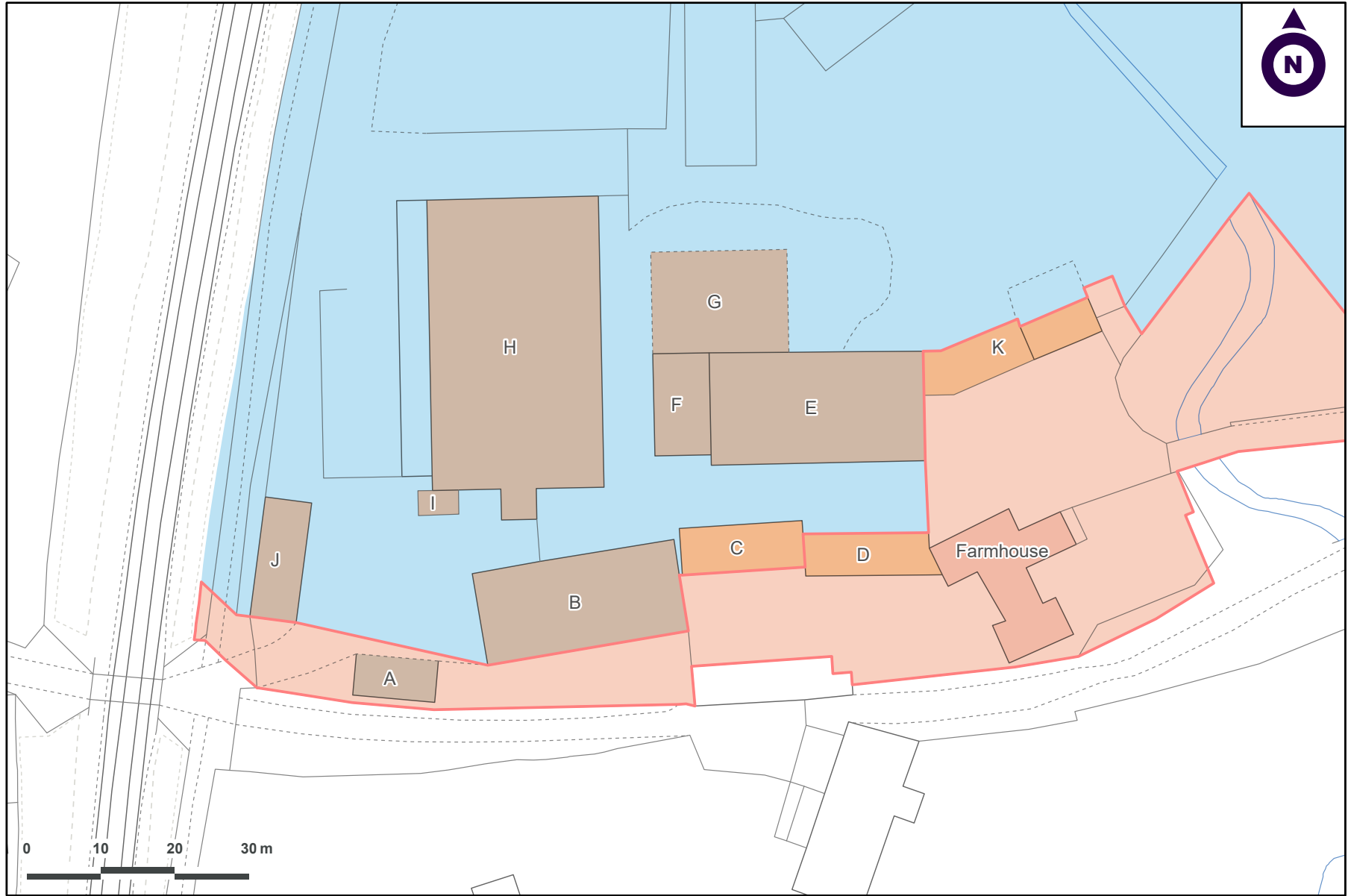
Floor Plan

Penleigh Farm
Fairwood Road,
Penleigh
BA13 4EB

Approxiamate Area:
4597 Sq Ft / 427 Sq M



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.



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Buildings

Label	Type of building		Short description
A	Modern	66 Sq M	3 bay open fronted barn with timber poles and corrugated iron roof.
B	Modern	297 Sq M	6 bay open fronted cattle shed with a block base and timber cladding.
C	Traditional	80 Sq M	Traditional natural stone buildings used for storage.
D	Traditional	56 Sq M	Red brick stables adjacent to the farmhouse incorporated in the previous planning application in 2014 to be converted into a kitchen as an extension to the main farmhouse.
E	Modern	405 Sq M	6 bay pole barn, located opposite the farmhouse.
F	Modern	121.5 Sq M	Small barn housing 3 large stables.
G	Modern	261 Sq M	Dutch Barn.
H	Modern	908.5 Sq M	Dairy.
I	Modern	18 Sq M	Small block building next to dairy.
J	Modern	96 Sq M	A wooden clad building previously used as a butchery.
K	Traditional	137.52 Sq M	Traditional red brick buildings located opposite farmhouse.

Amenities

Penleigh Farm is well located for a range of amenities. Dilton Marsh itself benefits from its own railway station, which connects the village to the south coast and Bristol Temple Meads. In addition to the railway station, the village has a public house and garage. For further amenities, Westbury is close at hand and can be reached in approximately 5 minutes, the town has a doctor's surgery, a railway station (direct train to London Paddington), several supermarkets, a wide range of sports facilities including swimming pools, a football club and a golf club, and a range of cafes and shops.

Buildings

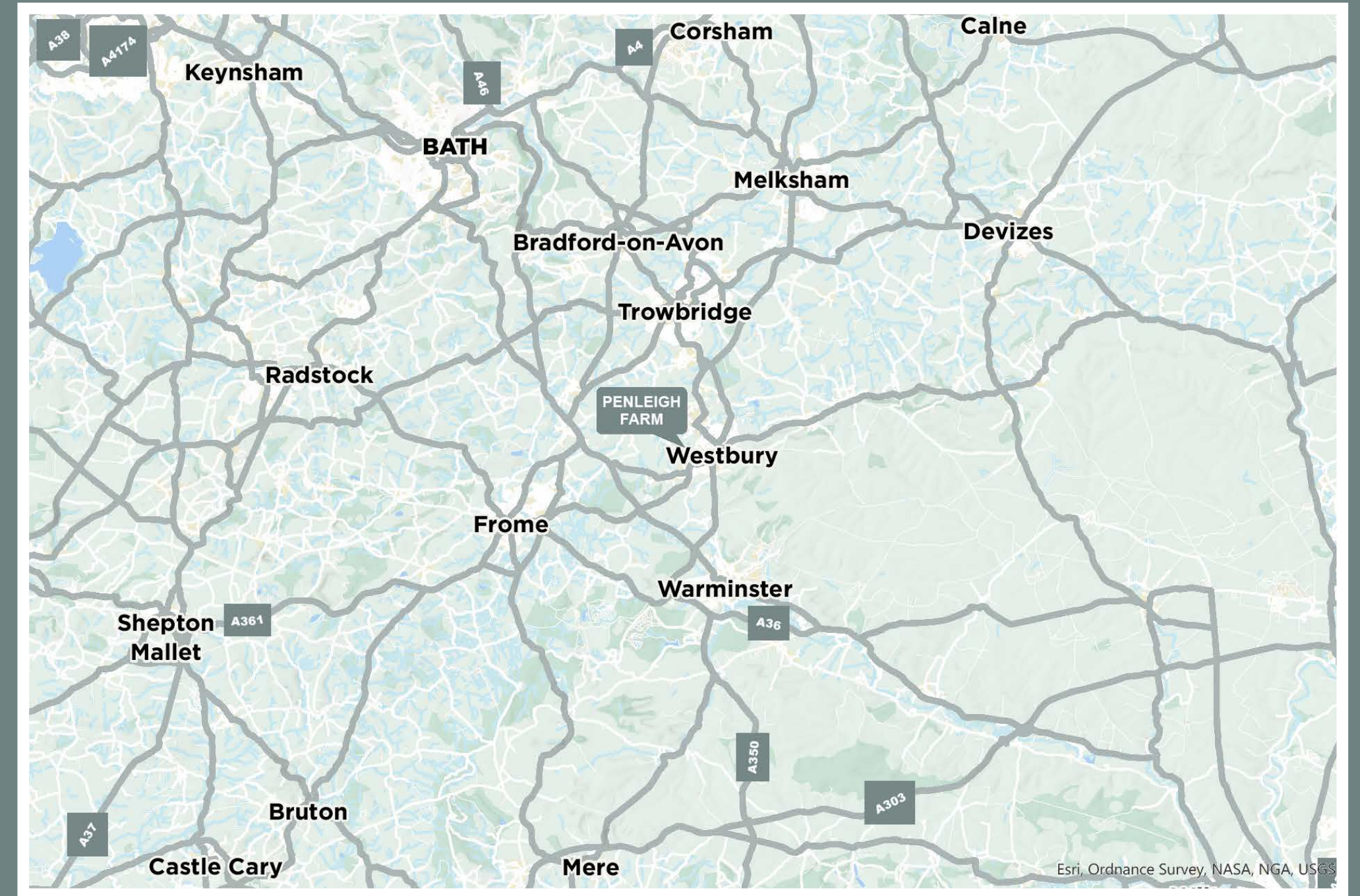
The property benefits from numerous outbuildings including a disused dairy, several livestock buildings, a dutch barn and stables. In addition to this there are 3 charming traditional farm buildings.

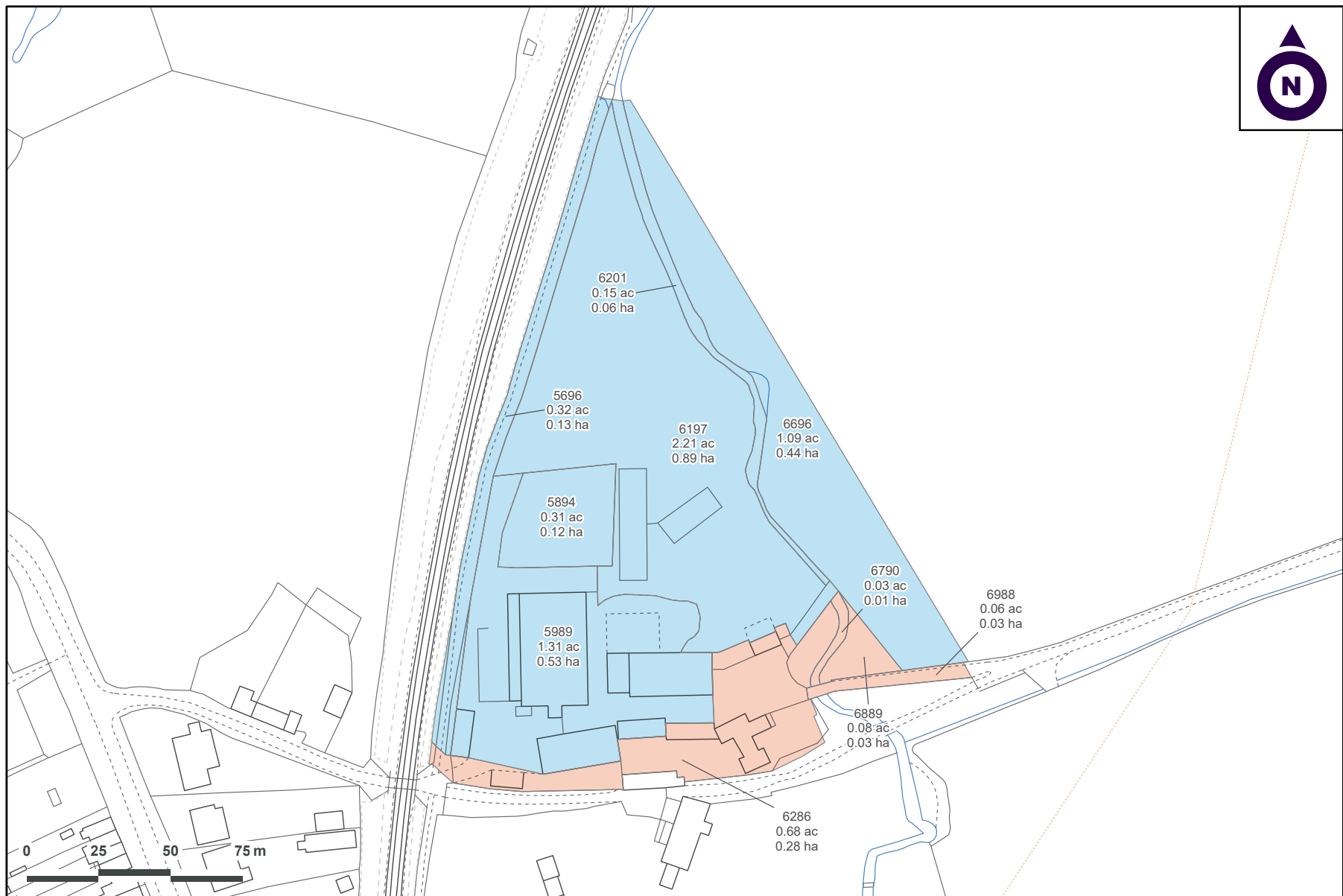


Lot 2



Lot 2





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Method of Sale

The property is for sale by private treaty as a whole or in two lots

Tenure & Possession

The property is freehold with vacant possession.

Environmental Schemes

There are no environmental schemes on the land.

Planning

The farmhouse is Grade II Listed under list entry number 1021427. The farmhouse obtained full planning permission and Listed Building consent for redevelopment in 2014 under planning application 14/05352/FUL.

Services

There is mains electricity and water. There is an outdated private drainage system.

Wayleaves, Easements, & Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Health & Safety

We ask that you be as vigilant as possible when making your inspection for your own personal safety.

Sporting Timber & Mineral Rights

The sporting, timber and mineral rights are included within the sale insofar as they are available.

Local Authority

Wiltshire Council
wiltshire.gov.uk

Viewings

By prior appointment with the Vendors' agents Carter Jonas 0117 403 9970.



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