



Studley Brook Farmhouse

£375,000

2 The Square, Calne, Wiltshire, SN11 0BY
01249 821110
calne@butfieldbreach.co.uk
www.butfieldbreach.co.uk

- PERIOD DETACHED FORMER FARMHOUSE
- TWO DOUBLE BEDROOMS
- DETACHED CART BARN AND OUTBUILDINGS
- GRADE TWO LISTED
- TWO RECEPTION ROOMS
- UTILITY ROOM AND CLOAKROOM
- ORIGINAL FEATURES THROUGHOUT
- POTENTIAL FOR CONVERSION (SUBJECT TO CONSENTS)
- PARKING FOR MULTIPLE CARS
- OIL CENTRAL HEATING



Studley Brook Farmhouse, Black Dog

Believed to date from around 1850, this charming detached Grade II Listed former estate farmhouse is steeped in history and retains a wealth of original character.

Now requiring refurbishment and modernisation throughout, the accommodation offers excellent potential and comprises a kitchen, living room, dining room, utility and cloakroom on the ground floor, with two double bedrooms, a spacious landing and bathroom to the first floor. Constructed of attractive ashlar stone beneath a traditional stone slate roof, the property retains period features including flagstone flooring, stone mullion and leaded light windows and original fireplaces.

Occupying a generous plot with ample off road parking, the property also includes a substantial Grade II Listed cart barn, offering scope for conversion (subject to the necessary listed building consent and planning permissions), together with further outbuildings including former pig styes. Conveniently located at Black Dog Hill, Studley with access to the market towns of Calne and Chippenham close by with excellent road and public transport links and amenities.

A rare opportunity to restore and create a truly special country home.

Location

The property is located at Black Dog, on the A4 between Calne and the villages of Studley and Derry Hill, an area well situated for commuting. To the west is Chippenham, Bath and the M4 to Bristol. Chippenham also has the bonus of the nationally high performing secondary schools of Sheldon and Hardenhuish. There is a regular bus service that connects Chippenham to Swindon (around every 20 minutes at peak times) and a railway station at Chippenham for easy access to London. To the east is Calne, Royal Wootton Bassett, Marlborough and the M4 east to London. The A4 east also leads to Historic Avebury, Marlborough and Cherhill White Horse at the North Wessex Downs.

The Home

As follows;

Entrance Hall

A spacious entrance hallway giving access to all of the downstairs accommodation and to the back door of the home. Balustrade staircase to the first floor. Flagstone flooring and understairs storage cupboard.

Living Room

14'06 x 12'05 (4.42m x 3.78m)

Featuring a late Victorian combination parlour range and chimney breast with original alcove cupboards on either side. Flagstone flooring. Window with working shutters viewing over the front garden.

Dining Room

12 x 11'11 (3.66m x 3.63m)

A dual aspect room with windows to the front and side, both with working shutters. Stone fireplace and hearth with cupboards to right hand alcove. Carpeted.

Kitchen

12 x 10'02 (3.66m x 3.10m)

Comprising a range of wall and base cupboards with woodblock work surfaces. Tiled recess with decorative mantel. A window views out to the side of the home. Quarry tiled flooring. Loft access.

Utility Room

8'04 x 7'11 (2.54m x 2.41m)

A good sized utility room with windows to the rear and side. The combination oil boiler is situated here, alongside a sink and floor cupboards with woodblock worktops. Quarry tiled flooring.

Cloakroom

Adjacent to the utility room is a cloakroom comprising a pedestal water closet and wash basin. Window to the rear aspect. Flagstone flooring.

Upstairs Landing

A spacious balustrade landing that could accommodate a study area or seating, with window viewing to the front. Access to both bedrooms and the bathroom. Loft access.

Bedroom One

15'05 x 12'06 (4.70m x 3.81m)

With a window facing the front and the benefit of a built-in wardrobe, this generous bedroom also has the feature of an original Victorian fireplace. Fitted with carpet.

Bedroom Two

12'06 x 12 (3.81m x 3.66m)

Dual aspect with windows to the front and side. Built-in wardrobe and Victorian fireplace. Carpeted.

Bathroom

7'10 x 7'09 (2.39m x 2.36m)

Situated in the eaves at the rear of the home, with some restricted head height. The bathroom comprises a bath with electric shower over, two wash basins and a pedestal water closet. Window viewing across the rear garden.

External

Gardens and Outbuildings

The front of the home has an attractive garden, laid to lawn with mature border planting and a central path that leads to the front door..

The sizeable rear garden is mainly laid to lawn and is bordered by woodland and the River Marden.

There are further brick outbuildings, previously used as pig styes.

The Cart Barn

26'11 x 14'04 (8.20m x 4.37m)

Situated to the east side of Studley Brook Farmhouse, this substantial stone barn with stone slate roof has its own Grade II Listing as a building of historical interest. Cart doorway entry to one side The barn has a concrete floor and five vent windows facing to the front of the property.

A further section of the barn building measuring 14'04 x 10'03 has been partitioned off but is part of the original entire structure. This section has a stable door, concrete floor and ceiling with the roof space accessible above.

Parking

There is a parking area in front of the barn where multiple vehicles can be accommodated.

Services

Mains water and drainage.

Oil fired central heating.

Council Tax Band F.



