



MOOR FARM

ASHTON ROAD, MINETY, WILTSHIRE

A Hugely Versatile Property with Grade II Listed House,
Diverse range of Outbuildings and Equestrian Facilities

SITUATION

Cirencester 8 miles, Swindon 14 miles, Cheltenham 25 miles

Railways: Swindon to London Paddington in 1hr 2 mins

Airports: 45 miles, Southampton 75 miles, Heathrow 81 miles.

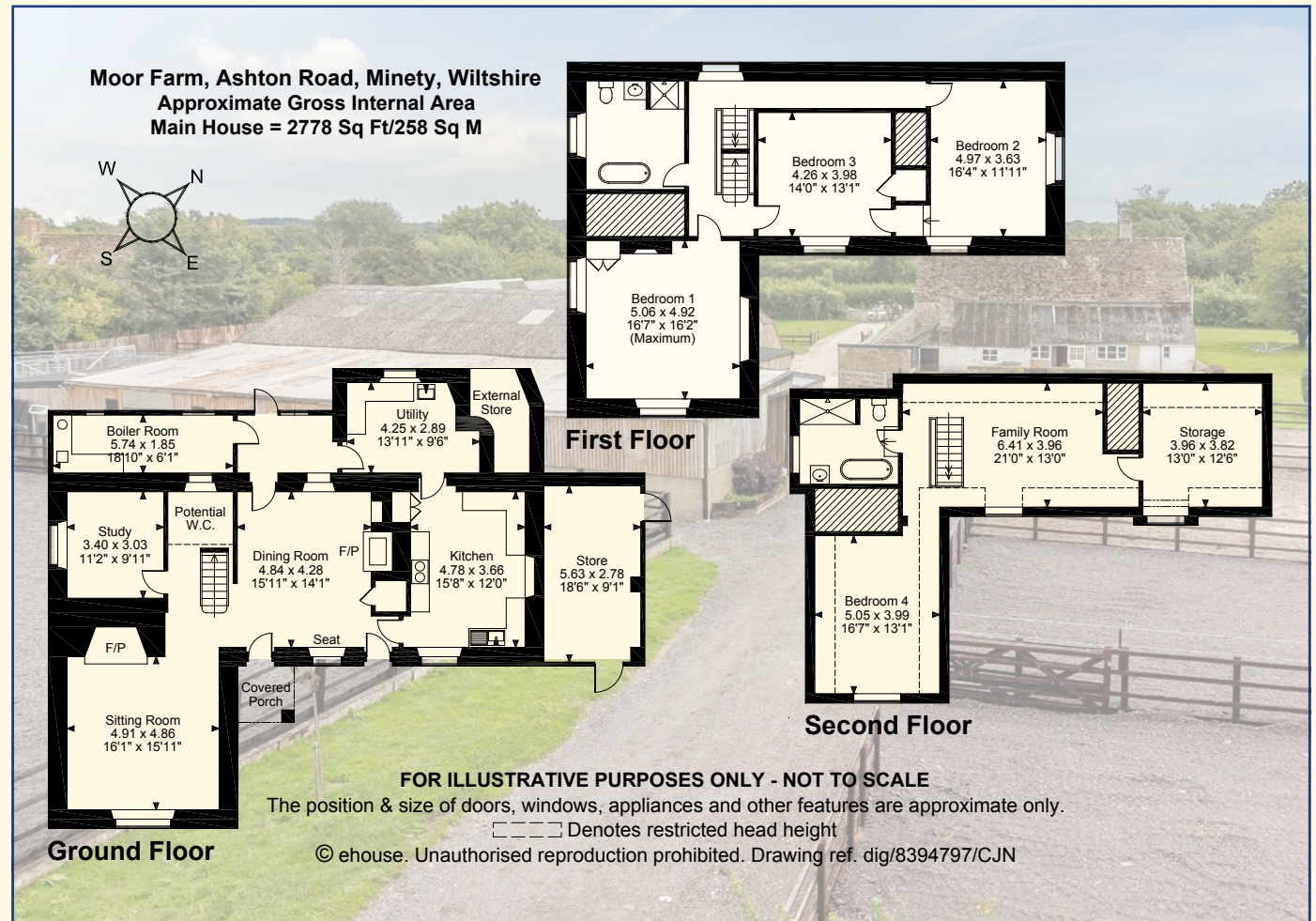
Situated on the edge of the Cotswolds, Moor Farm is a Grade II listed five-bedroom Cotswold Stone manor house situated on a quiet road within 10 miles of M4 junction 16 and offering outstanding equestrian facilities with a range of outbuildings including full planning to convert a barn to a residential property. The property has undergone sympathetic refurbishment and enhancement and provides an ideal opportunity for an equestrian competition yard with the ability to add holiday rentals.

EDUCATION

There is an excellent selection of private and state schools in the vicinity, including two good Ofsted rated primary schools in nearby Ashton Keynes and Minety. Bradon Forest Secondary school is within 5 miles. Cricklade Manor Prep is the nearest prep school with Westonbirt the nearest independent secondary school. The world renowned Royal Agricultural University is located in Cirencester.

LOCAL, SPORTING & RECREATIONAL

Situated on the edge of the Cotswolds with the fabulous Cotswold Water Park within 5 miles offering a huge variety of sporting activities including watersports, cycling, and walking. Nuffield Health & Fitness gym with pool is located in Swindon. Excellent gastronomy is found in nearby Minety at the Vale of The White Horse Inn. Nearest hunt is with the Duke of Beaufort. A diverse range of dining and shopping options are found at Cirencester and Malmesbury, both architecturally stunning towns with a rich history





MOOR FARM

Situated in a very peaceful spot within easy access to the major motorway network, Moor Farm offers huge scope for the competitive equestrian. A sympathetically refurbished Cotswold stone farm house retaining a huge amount of original features including exposed timbers and stonework throughout the property with two inglenook fireplaces. The house provides balanced accommodation comprising four double bedrooms with further occasional fifth bedroom/second floor sitting room. Two refitted bathrooms, oak panelled entrance hall with travertine floor, kitchen/breakfast room, sitting room with inglenook fireplace, study/snug, utility/ boot room.

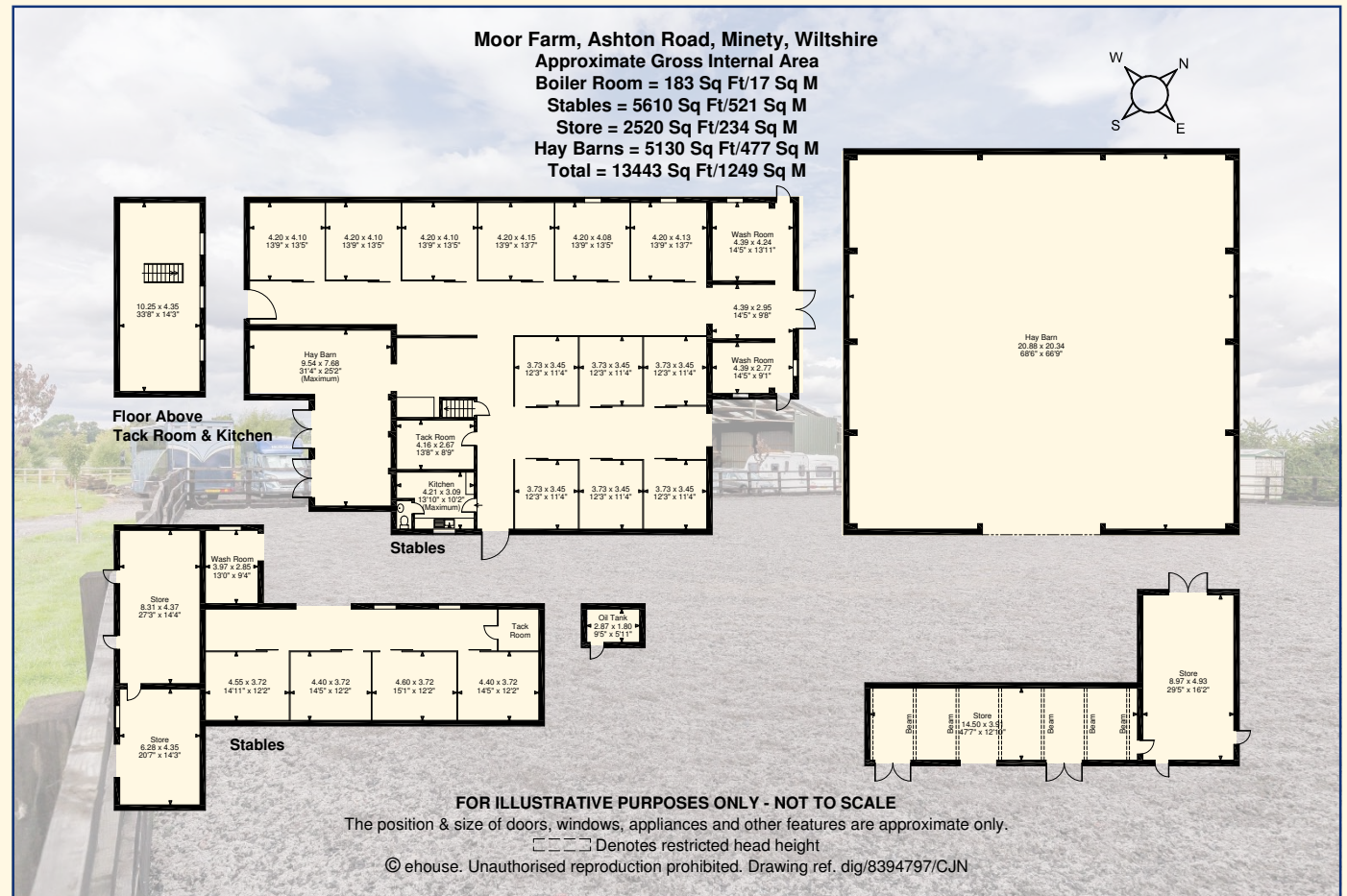
- Oak panelled Hallway
- Sitting Room
- Study
- Kitchen/breakfast Room
- Utility room
- Store room
- Three first floor double bedrooms
- First floor bathroom
- Second floor sitting room/occasional bedroom
- Second floor bedroom and bathroom
- Electric gated driveway
- Formal gardens

One barn has full planning consent to convert to 2 bedroom ancillary accommodation Application number (18/02981/FUL).

EQUESTRIAN FACILITIES

The equestrian facilities can be accessed via the main driveway to the house, the yard also possesses it's own private driveway entrance which sweeps between two paddocks to the main yard.

- Concrete yard and parking,
- Further extensive parking is offered behind the arena
- Large dual access hay barn
- American Barn with 12 stables, two wash down areas, day room with kitchen/sitting area, rug room, tack room
- Potential for first floor grooms accommodation (STP)
- Second barn housing four stables with feed/tack room and wash bay for the horses
- Six all weather turnout pens with post & rail fencing
- All weather track access to main paddocks
- 20m x 20m Agricultural barn



LAND

Moor Farm provides well laid out paddocks of various sizes with hard-core walkways in between, all individually fenced with electric fencing and water connected. There is also a large pasture field of approximately 15 acres, this has been used for a hay crop in the past and riding which provides access to the lane at the rear. In total Moor Farm offers **28 acres**.

AGENT'S NOTES

Fox Grant and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

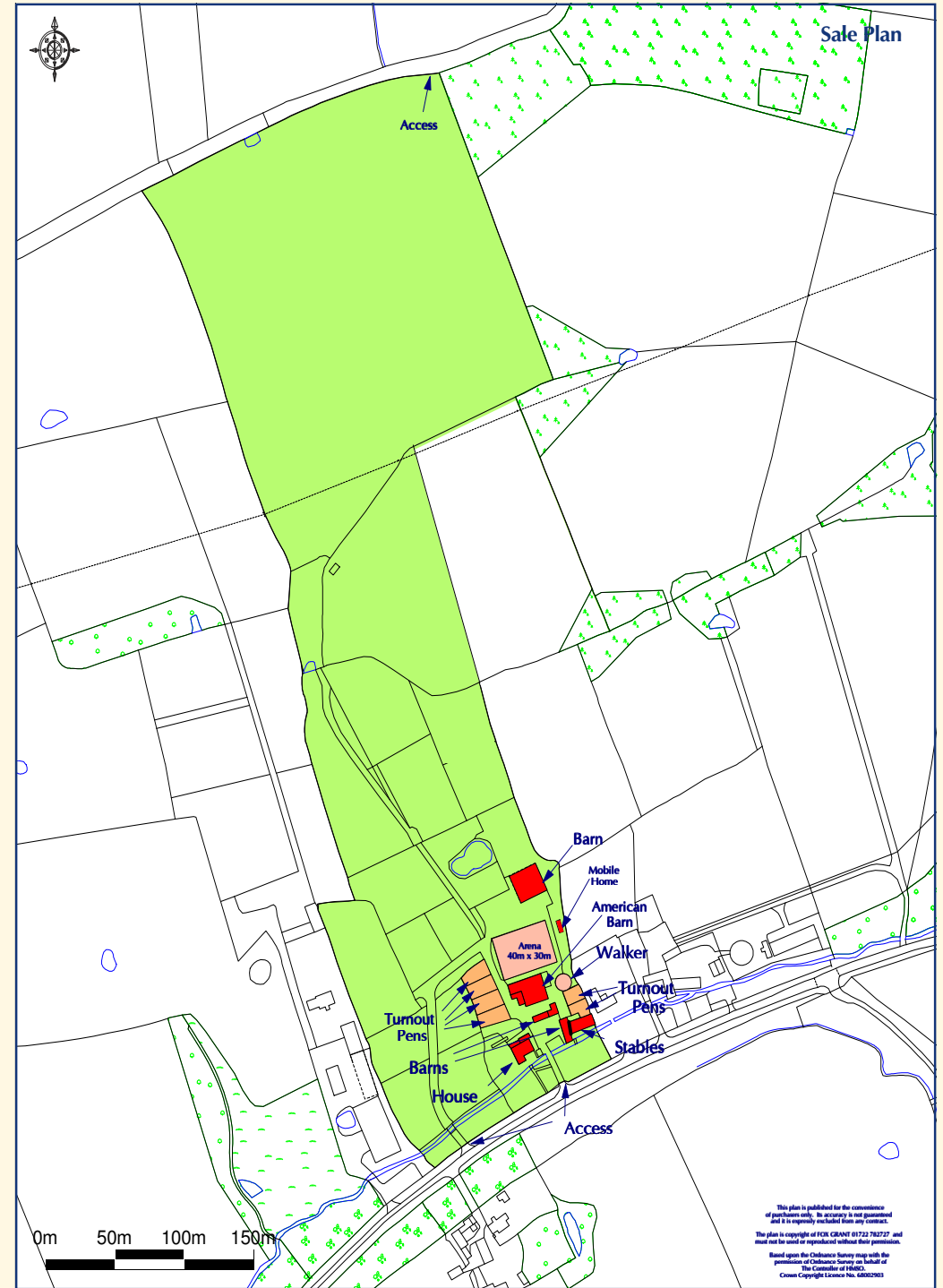
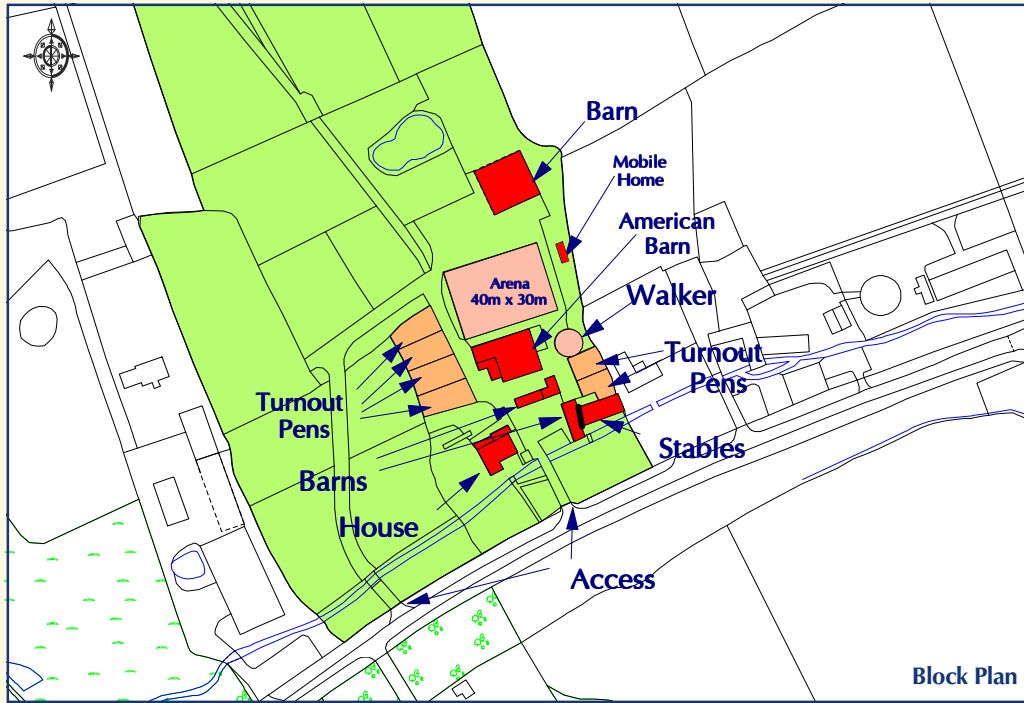
Plans, Areas and Schedules: These are based on the Ordnance Survey and are for reference only. They have been carefully checked and calculated by the vendor's agents, however the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

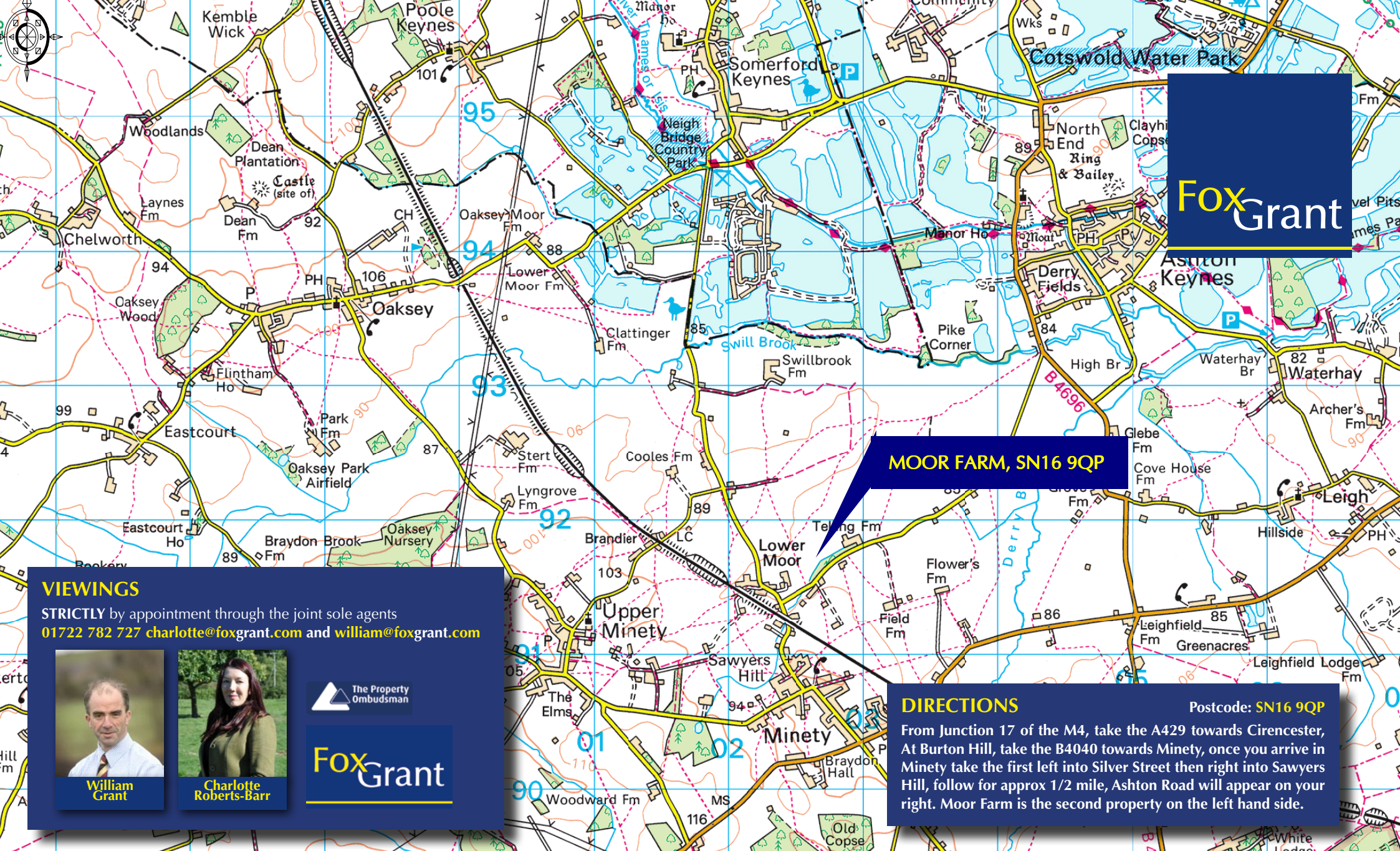
Town and Country Planning The property is sold subject to any development plans, tree preservation orders, ancient monument orders, town planning schedules and resolutions, which may or may not come into force. Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the estate.

Rights of Way There is one known public right of way across the property

Unitary Authority Wiltshire County Council Mains water supply, private drainage. Oil-fired central heating. Mains electricity.

Tenure freehold with vacant possession given upon Completion. Unless mentioned specifically all fixture, fittings are by separate negotiation Particulars Prepared in August 2019.





Fox Grant

MOOR FARM, SN16 9QP

VIEWINGS
STRICTLY by appointment through the joint sole agents
01722 782 727 charlotte@foxgrant.com and william@foxgrant.com



William Grant



Charlotte Roberts-Barr



Fox Grant

DIRECTIONS Postcode: **SN16 9QP**
From Junction 17 of the M4, take the A429 towards Cirencester, At Burton Hill, take the B4040 towards Minety, once you arrive in Minety take the first left into Silver Street then right into Sawyers Hill, follow for approx 1/2 mile, Ashton Road will appear on your right. Moor Farm is the second property on the left hand side.