

ODDPENNY FARMHOUSE

Crudwell, Malmesbury, Wiltshire SN16 9SJ



MOORE ALLEN
& INNOCENT

SITUATION

Oddpenny Farmhouse is located about halfway between the villages of Kemble and Crudwell on the Gloucestershire/Wiltshire border. Nearby Kemble provides a Doctor's surgery, a primary school, parish Church, The Tavern public house and a railway station, providing main line rail services to London, Paddington, putting the Capital at just over one hour's travelling time.

Despite its rural location, communications are good, with the market towns of Malmesbury and Cirencester both

within easy travelling distance. These towns provide a wide range of shopping and other day to day facilities.

There are many recreational opportunities available in the area. There is polo at Cirencester Park, golf at South Cerney and Oaksey and racing at Cheltenham, Bath and Newbury. The Cotswold Water Park is only a short distance away.

Schooling in the area is first class, with a number of well-known private schools within daily traveling distance, including Westonbirt, Beaudesert and the Cheltenham Colleges.

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Malmesbury 6 miles, Cirencester 6 miles, Kemble Railway Station 2 miles (London, Paddington from 60 minutes), M4 (junction 17) 11 miles,
(all distances & times approximate)

A versatile smallholding with farmhouse, ancillary accommodation, outbuildings and land.

- Detached, 4 bedroom farmhouse
- Detached annexe, 4 bedrooms
- Detached, 3 bedroom bungalow
- Range of outbuildings and stabling
- Pasture field and paddocks

In all about 9.24 acres (3.74 hectares)

For sale by private treaty as a whole

**MOORE ALLEN
& INNOCENT**

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THE PROPERTY

The property comprises a delightful smallholding with plentiful accommodation. In addition to the four bedroom farmhouse, there is a four bedroom annexe, a three bedroom bungalow, a useful range of outbuildings, stables and pasture paddocks.

Oddpenny Farmhouse

The farmhouse was built in the 19th century of Cotswold stone elevations and previously formed two cottages. In the 20th century it was amalgamated into one house and extended, to provide a spacious and comfortable family home. The house is situated in a pleasant position with views over neighbouring farmland.

A door to the side of the house opens into a family kitchen/dining room, which is an attractive and well-equipped room, with an electric-fired double Aga cooker, a full range of fitted base and wall units with integrated appliances and a central island.

A further door leads to a useful utility room with the benefit of a downstairs cloakroom. From the kitchen, the sitting room can be accessed, where there is a dual-aspect wood-burning stove and parquet flooring which creates a warm and inviting space. Beyond this room is a spacious lounge, filled with natural light from dual-aspect windows, and a bright and airy garden room.

On the first floor, a landing gives access to four bedrooms and a family bathroom with separate shower. The master bedroom, a well-presented room has views over the garden.

The house enjoys full oil-fired central heating. It is bounded by an attractive area of gardens and grounds, which includes flower borders, a vegetable garden with raised planters, fruit trees and a grape house - a sunny glazed room with grape vines.

To the northwest of the farmhouse is a former stable block which is now used as a store and a changing room with WC for the adjoining indoor pool. The pool has not been used for three years and requires some refurbishment.



◀ The Annexe

The Annexe was formerly a stone barn which has recently been converted into a dwelling. The Annexe benefits from a small private garden laid to lawn.

On entry to the Annexe, you are welcomed into an open plan living room and kitchen. The kitchen contains a range

of base and wall units with integrated oven and hob. An inner hallway leads to three well-proportioned bedrooms, two of which benefit from their own en-suite shower rooms, and a family shower room. Stairs rise to the first floor, where there is a charming mezzanine landing which leads to an additional bedroom beneath the eaves. It has recently been let as holiday accommodation on Airbnb.



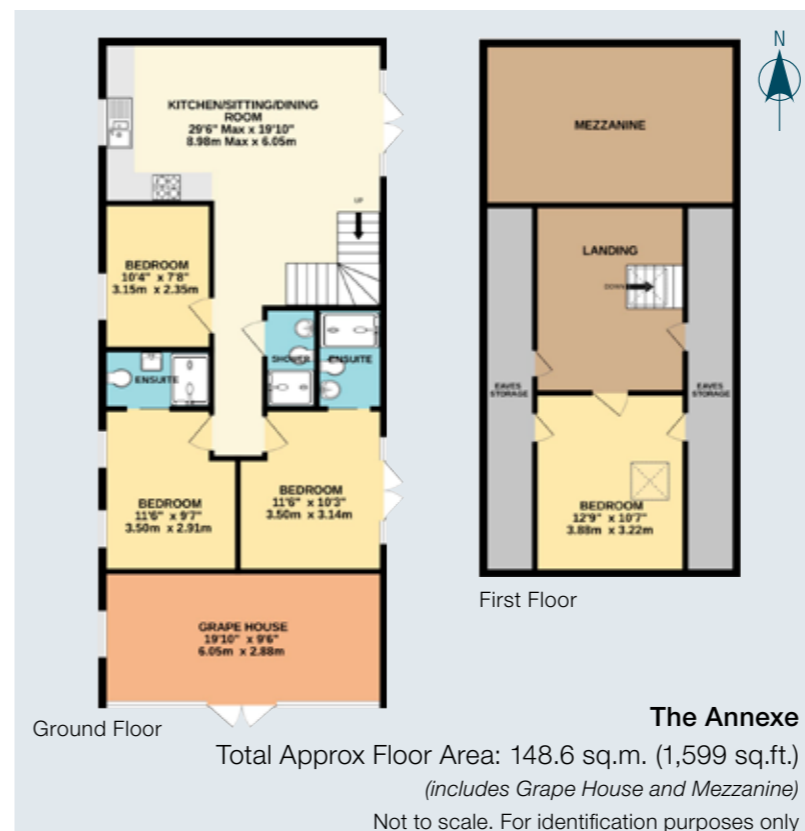
◀ The Willows

The Willows, a detached bungalow, sits within its own garden away from the farmhouse. It was built in the 1970s of rendered block elevations under a pitched, pantile roof. There may be potential here to replace The Willows with a new dwelling, subject to the necessary planning consents being granted.

From the gravel parking area, a path leads to the front and back doors. The front door opens into an entrance hall which provides access to the sitting room and the kitchen. The kitchen has a range of base and wall units with integrated oven and hob and views over the pasture field to the east. Beyond the kitchen is an inner hallway which provides access to three bedrooms and a bathroom. A further door from the kitchen opens into a useful utility room. At the end of the bungalow is a south facing conservatory.

Adjacent to The Willows is a workshop and storeroom.

ODDPENNY FARMHOUSE





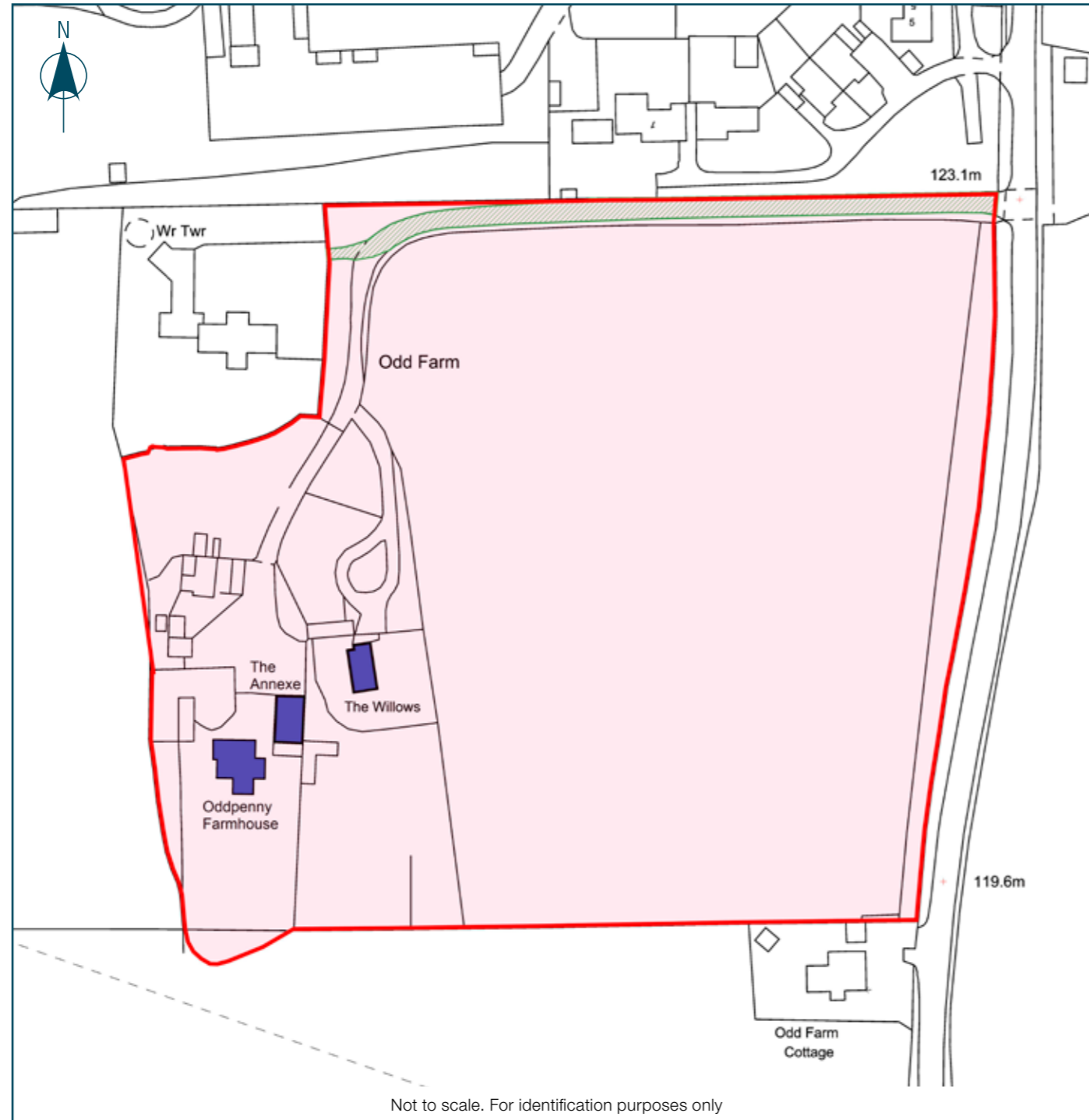
The Outbuildings

There is a range of outbuildings situated adjacent to the farmhouse.

- L shape stable block with two stables, store room and art studio.
- Timber-framed outbuilding with corrugated iron cladding and roof, open-fronted with concrete apron.
- Versatile workshop building constructed of concrete block, timber and corrugated iron with UPVC windows.
- Former refrigeration/storage unit.

The Land

To the east of The Willows is an attractive level pasture field bounded by hedging and post and rail fencing, which extends to about 6.08 acres (2.46 hectares). It is accessed from the main drive and from the farmhouse garden. There are a number of established trees situated close to the northern boundary. In addition, there are three further pasture paddocks close to the outbuildings.



GENERAL INFORMATION

VIEWING

Strictly by prior appointment through the sole Selling Agents (01285 648115).

FIXTURES AND FITTINGS

Those fixtures and fittings not mentioned in the sale particulars are not included in the sale.

SERVICES

- Water: A private estate water supply is connected to the property. Further details are available from the Selling Agents.
- Electricity: Ground mounted solar panels provide electricity to all of the dwellings and to some of the outbuildings. They also feed into the National Grid. The Sellers are paid £0.17/kwh which equates to an income of about £3,000 per annum.
- Drainage: Each of the dwellings are connected to its own septic tank drainage system.
- Heating: Each of the dwellings benefits from oil-fired central heating.
- Broadband: The dwellings are connected to fibre optic broadband.

LOCAL AUTHORITY

Wiltshire Council, Monkton Park, Chippenham, Wiltshire SN15 1ER.
Tel: 0300 4560109.

COUNCIL TAX

Oddpenny Farmhouse is registered in Band "G". Service charges for 2026/27 are £4,018.72.

The Annexe is not registered for Council Tax.

The Willows is registered in Band "D". Service charges for 2026/27 are £2,411.23.

TENURE AND POSSESSION

The property is freehold and is offered for sale by private treaty, subject to The Willows being occupied under the terms of an Assured Shorthold Tenancy agreement. The passing rent is £1,250 pcm. Further details are available from the Selling Agents.

The owners of a neighbouring property, Odd Farm Barn House, have a right of vehicular access over part of the driveway.

TOWN & COUNTRY PLANNING

The Annexe - Wiltshire Council granted planning permission for "Conversion of existing barn for use as ancillary accommodation annex and B&B running Monday-Friday (retrospective)" on 15th February, 2019 (Ref 18/10252/FUL).

None of the buildings are listed.

There are no known public rights of access crossing the property.

EPC RATINGS:	Oddpenny Farmhouse	E
	The Annexe	B
	The Willows	E

ONLINE DATA ROOM

Further information about the property is available in an online data room. Please contact the Selling Agents for the login details.

SELLERS' SOLICITOR

Wilmot & Co Solicitors LLP
38 Castle Street, Cirencester, Gloucestershire GL7 1QH
Telephone: 01285 650551

SALE PLAN AND PARTICULARS

Moore Allen & Innocent LLP for themselves and for the Sellers of this property, whose Agents they are, give notice that:

- These particulars are set out as a general outline only for the guidance of intending buyers and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, dimensions, areas, references to condition and necessary permission for use and occupation, and the other details, are given in good faith and are believed to be correct, but any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of Moore Allen & Innocent LLP has any authority to make or give any representation or warranty whatsoever in relation to the property;
- no responsibility can be accepted for any expenses incurred by intending buyers or their agents; and
- while we endeavour to make our sale particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance.

IMPORTANT NOTICE

Please note that if you have downloaded these particulars from our website, you should contact this office to register your interest to ensure that you are kept informed in relation to the progress of the sale.

MONEY LAUNDERING REGULATIONS

Prospective buyers should be aware that in the event they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations.



DIRECTIONS

From Kemble, continue on the A429 in a southerly direction. A short distance after Kemble Airfield, the property will be found signposted on the right-hand side,

From Crudwell, continue on the A429 in a northerly direction. After about two miles, the property will be found signposted on the left-hand side.

The Postcode is SN16 9SJ.

WHAT3WORDS: lung.node.knowledge

