



Symonds
& Sampson

West End Farmhouse

The Green, Urchfont, Wiltshire

West End Farmhouse

The Green
Urchfont
Wiltshire SN10 4RB

Attractive Grade II listed thatched farmhouse with sizable rear garden within which lies a traditional Grade II listed thatched barn.



- Charming Grade II listed Farmhouse
- Sizable rear garden with traditional Grade II listed barn
- Located within the highly sought after and picturesque village of Urchfont
- Situated 3.5-miles from the historic market town of Devizes
- 2.36 acre paddock located on the outskirts of village

Guide Price **£725,000**

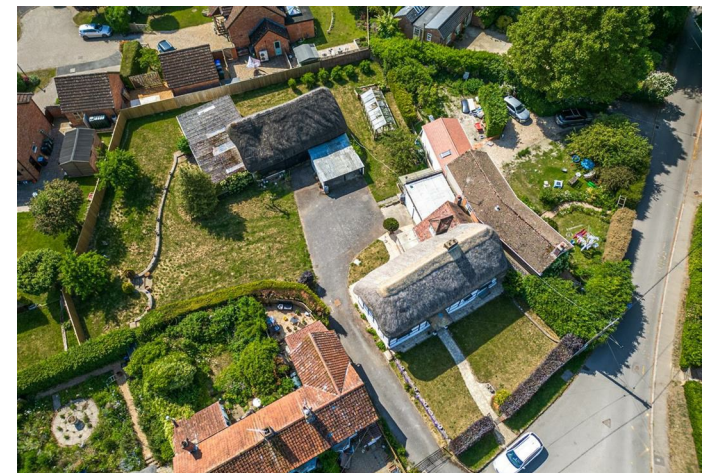
Freehold

For Sale By Private Treaty
as a whole or in two lots

Lot 1, West End Farmhouse and garden with barn - £675,000

Lot 2, 2.36 acre paddock - £50,000

Devizes Agricultural
01380 710535
devizes@symondsandsampson.co.uk



SITUATION

West End Farmhouse is located in the charming village of Urchfont, known for its vibrant community spirit. The village features an excellent primary school, a post office/community shop, a public house, a church, and good recreational facilities. It is positioned on the edge of the North Wessex Downs, a designated National Landscape that extends across northwest Wiltshire. The historic market town of Devizes, just 3.5 miles away, offers a variety of amenities and leisure options, as do both Pewsey and Marlborough, 10 miles and 14 miles respectively. Additionally, Salisbury, Bath, and Swindon are within easy reach, providing a fully comprehensive range of services. Train services operate from Pewsey to Paddington, while the M4 motorway is accessible to the north (junctions 16 and 17) and the A303/M3 to the south. There are also well-regarded schools in the nearby areas of Marlborough, Market Lavington, Devizes, and Pewsey.

LOT 1 - THE PROPERTY

A charming Grade II listed farmhouse, with the original part believed to date back to the late 16th or early 17th century and includes prominent timber framed with brick infill front and side elevations common with the time periods. The roof is thatched, with the ridge having recently been renewed. The house has numerous period features throughout, retaining much of the original charm and character with exposed beams and features three stone fireplaces, the largest of which is located in the main living room.



The Green, Urchfont, Devizes

Approximate Area = 1837 sq ft / 170.6 sq m (excludes carport)

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Garage = 227 sq ft / 21 sq m

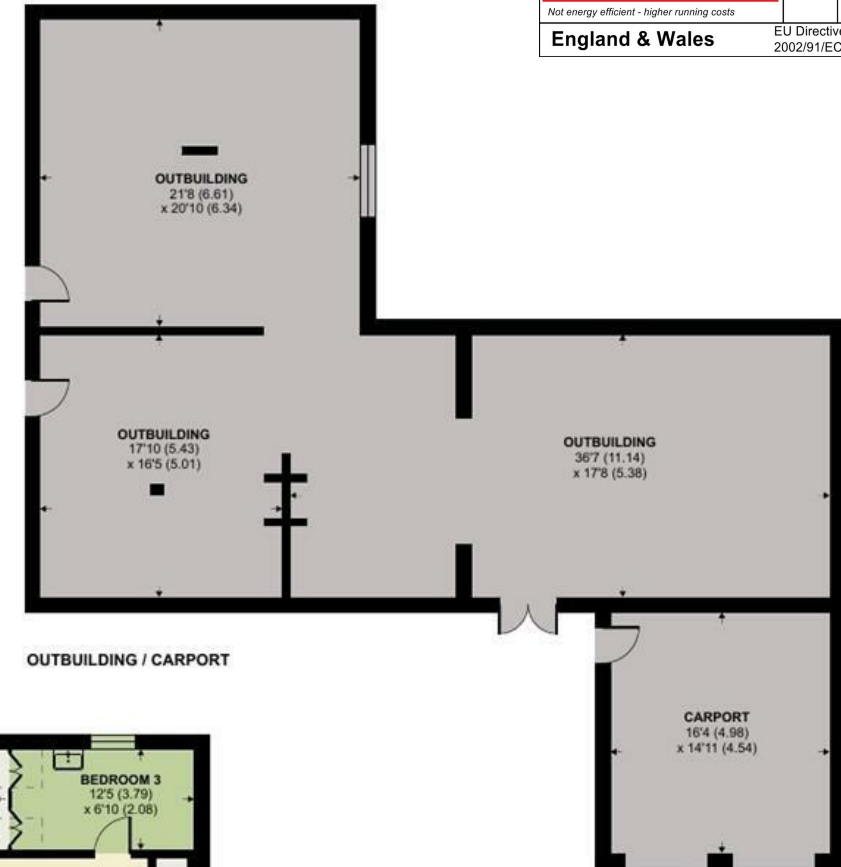
Outbuilding = 1414 sq ft / 131.3 sq m

Total = 3496 sq ft / 324.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom Produced for Symonds & Sampson. REF: 1467098





OUTBUILDINGS AND GARDENS

An attractive, mostly lawned front garden is divided by a path to the front door. A driveway leads to the rear of the house, where there is extensive parking area. The main garden lies to the rear of the house and is mostly laid to lawn with mature fruit trees and a greenhouse. A traditional Grade II listed thatch barn has been extended over the years and has potential for conversion to additional accommodation subject to obtaining all of the relevant planning permissions.

LOT 2 - LAND

Lot 2 consists of a singular paddock measuring 2.36 acres, which includes small field shelter measuring 5.00m X 6.50m. The land would be well-suited for various purposes, including equestrian activities and livestock, or it can simply

serve as an extension of the gardens at West End Farmhouse. The paddock is located on the periphery of the village, roughly 200 meters from West End Farmhouse.

SERVICES

Mains electricity. Mains water supply. Mains drainage. Oil fired central heating. Broadband: Standard broadband. Mobile Network: There is mobile coverage in the area, please refer to Ofcom's website for more detail.

MATERIAL INFORMATION

1. No public rights of way affect the property or paddock
2. Flood Zone 1, an area with a low probability of flooding.

DESIGNATIONS

The Farmhouse is located within a conservation area - Urchfont

LOCAL AUTHORITY

Wiltshire County Council. Tel: 0300 456 0100. Council Tax Band: F

TENURE

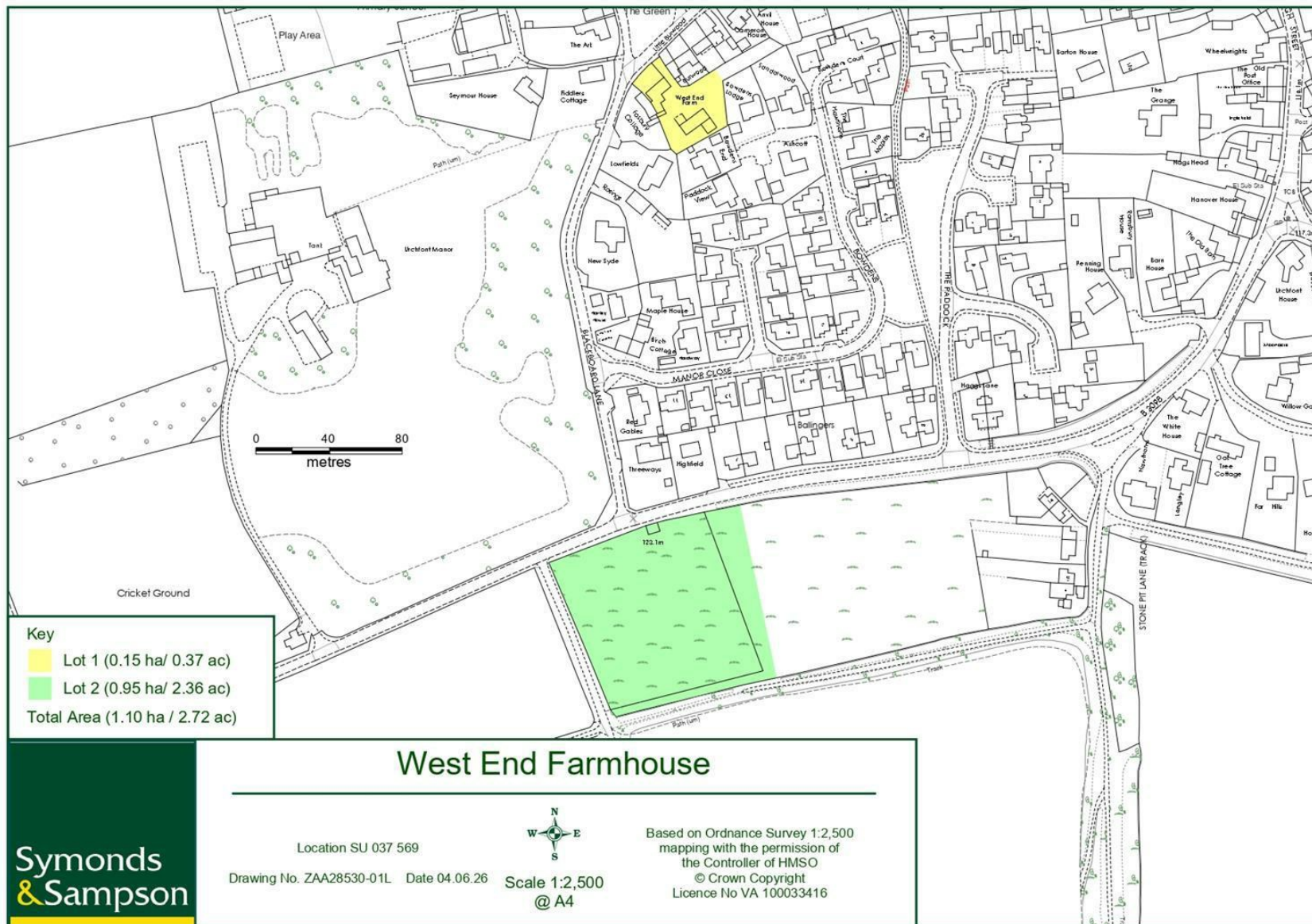
Freehold with vacant possession upon completion.

DIRECTIONS

Lot 1 - What3words ///foot.tungsten.prefect
 Lot 2 - What3words ///scavenger.heartless.calendars

VIEWINGS

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information is available from Gabriella Placidi or Henry Bosworth on 01380 710535



DZ/GKP/04/06/2026



01380 710535

devizes@symondsandsampson.co.uk
 Symonds & Sampson LLP
 1 The Grain Store, Manor Farmyard, Manor Farm,
 Coate, Devizes, Wiltshire SN10 3LP



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT