



JAMES PYLE^{Co.}

Blackthorn Farm, Barrow Hill, Wick, Bristol, South Gloucestershire, BS30 5RH

Superb equestrian property
Detached 4 bedroom modern farmhouse
2 large barns incorporating indoor stabling
Full-sized arena
Sizable accommodation requiring updating
Outstanding rural location between Bath
and Bristol



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Approximately 23 acres
Approximately 2,654 sq ft

Offers in excess of £1,500,000

‘Occupying an outstanding elevated position with breath-taking panoramic views over the Golden Valley’



The Property

Blackthorn Farm is a substantial modern detached farmhouse situated in a superb rural location overlooking the Golden Valley located near the village of Wick. The property was built in the 1970s under an Agricultural Occupancy Condition which was later changed 'for the purpose of breeding horses and ancillary use'.

Set in a glorious location with far reaching panoramic views over the South Gloucestershire countryside to the Mendip Hills, this equestrian property has approximately 23 acres of land and paddocks coupled with two substantial steel framed barns with indoor stabling, a full-size arena and a double garage. The house offers extensive family sized accommodation arranged over two floors extending to around 2,600 sq.ft which now requires general modernisation and updating. The accommodation comprises on the ground floor, two reception rooms

open plan to one another, a separate study, large kitchen/breakfast room, utility/boot room, and two WCs. A grand entrance hall has a galleried staircase up to the first floor where there are four double bedrooms, bathroom and full en-suite bathroom to the principal bedroom. The accommodation enjoys excellent views over the property's land and beyond countryside.

Externally, a sweeping driveway is entered through metal double gates leading up to the detached garage. The vehicular drive continues to the side through a further double five-bar timber gate accessing the stable yard which includes two large steel framed barns. The first is used for machinery and hay storage whilst the second comprises a tack room and 9 loose boxes which are rubber lined with sliding stall doors. There is a further isolation stable outside with isolation paddock. The land is divided into four grazing paddocks and a further larger field beyond used for hay.

Tenure & Services

We understand the property is Freehold with oil fired central heating, private drainage, mains water and electricity. There is a clause in place which states the property is for use of the breeding of horses and ancillary use.

Situation

Blackthorn Farm is set within rural countryside on the village outskirts with a network of quiet country lanes available for easy hacking. The village of Wick is located between Bristol and Bath, ideal for those commuting to the city centres. Furthermore, Junction 18 of the M4 is only a 12 minute drive away providing access to London while both Bristol and Bath have fast rail networks to the capital. The village centre is just under a mile from the property where there are amenities which include the Rose & Crown pub, two café's, hairdressers/barbers, a convenience store

and a garage with a shop. The village also has a C of E primary school, play park, village hall, church, and a nature reserve. The centres of Bath and Bristol are a 20 minute drive away and offer a comprehensive range of facilities and education options. The area also has a range of local golf courses and horse racing at Bath in addition to cultural theatre, museums and galleries.

Directions

Enter Wick on the A420 heading towards Bristol, pass the garage and then take second left hand turn into Oldbury Lane. Follow this lane for approx 0.5 miles and bear right to then locate the property just after the junction on the left. Postcode BS30 5RH

Local Authority

South Gloucestershire Council

Council Tax Band

G £3,489





EPC Graph to follow



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