







Set in 6 acres, in a peaceful rural location, including post and railed paddocks, stables and agricultural barns, a substantial 6 bedroom detached house with extensive well-maintained gardens and triple garage. There is planning permission to convert the triple garage to an annex.

Grains Farm is located just to the Gloucester side of Lower Blunsdon along a quiet single track B-Road. The property can be accessed via the main house entrance or there is a separate entrance for the stables and rest of the property. There is a gravelled parking area to the side of the house. The side door leads into a bright open plan kitchen/breakfast room/family room, with full bi-folding doors which look out over the gardens and paddocks in the distance. The kitchen has natural stone floors and oil fired AGA and ample fitted units. There is room for a family sized kitchen table as well as additional sofas etc. There is a utility room adjacent to the kitchen which has an external door leading out to the side terrace and gardens. Through the kitchen is a study/music room and smaller sitting room, which leads onto a large double aspect sitting room with a wood-burning stove. Through the sitting room is a further reception room which leads round to the staircase hall, inner hall and WC and boot room.

The master en-suite looks out over the garden, paddocks and countryside beyond. The bedroom opens out to a dressing room, the en-suite bathroom has both a separate shower and bath. There are three further double bedrooms (one en-suite) and a family bathroom. Bedrooms 5 and 6 are located on the second floor, bedroom 6 has an en-suite bathroom. Both bedroom 5 and 6 have a separate staircase.

The gardens consist of a good sized vegetable garden with raised beds, cages and cultivated beds, lawns and a spring fed pond.

There is a secondary entrance directly from the public highway which provides access to the triple garage, paddocks, stables and agricultural buildings beyond. Importantly the stables and triple garage and agricultural buildings are located a short walk from the house therefore convenient but allowing the house and gardens to stand separately. There is ample yard and turning space. There are 6 stables plus a tack room, feed room and hay store, there is a large concrete yard in front of the stables. There are two further



agricultural buildings located next to the stable yard, ideal for tractor and vehicle storage, hay and straw or any other use to accommodate the occupier.

There are two principal paddocks, both are post and railed and have mains water, the third is where the raised beds are and is not post and railed.

STABLES - NB the stables are currently being occupied by a third party (who are on one month's notice if required to leave) and bring in a substantial income. Further details on application

FOOTPATHS - There is a footpath across the furthest of the paddocks but is not visible from the house.

RIDING - The riding is considered to be good, with access from Grains Farm onto a quiet single track B Road and then on to the bridleway network. There are a good selection of equestrian facilities in the area.

SERVICES - Mains electricity and water, private drainage, oil fired central heating. Broadband available (considered to be good)

FIXTURES AND FITTINGS - Only those items in these particulars are included in the sale. All other fixtures and fittings including, curtains, light fittings and garden ornaments are specifically excluded. Some available by separate negotiation.

ADDITIONAL LAND - TBC - There is the possibility of 18 acres opposite available by separate negotiation - further details on application.

Swindon Train Station - circa 5 miles (London Paddington 55 minutes). Gloucester 10 miles.

Lower Blunsdon village has a Church, Primary School, Village Shop and 4\* Hotel. The North Swindon Orbital Shopping Centre is only a few miles away with a good selection of Supermarkets, restaurants and a David Lloyd Leisure Centre nearby. Wrag Barn Golf and Country Club is only a few miles away. The market town of Highworth is the adjacent town to Blunsdon and has a wide selection of local amenities including supermarkets, pubs, cafes etc. There are a good selection of state and private schools within easy commutable distance.

#### DISCLAIMER

These particulars have been prepared with the utmost care but their accuracy including text, measurements, photographs and plans is for the guidance only of prospective purchasers and must not be relied upon as



statements of fact. Their accuracy is not guaranteed. Descriptions are provided in good faith representing the opinion of the vendors' agents and should not be construed as statements of fact. Nothing in these particulars shall be deemed to imply that the property is in good condition or otherwise, nor that any services, facilities, fixtures and fittings are in good working order. These particulars do not constitute part of any offer or contract.

Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements given are approximate and are wall to wall unless stated otherwise.

**Viewing strictly through sole agents Kidson-Trigg**

**01793 781937**





- 6 acres
- Substantial six bedroom house
- Triple garage (with a planning permission for an annex)
- Well-maintained mixed gardens
- 6 stables and tackroom with useful concrete hard standing yard
- Post and railed paddocks
- Rural location
- Extensive riding/hacking on bridleways and minor roads
- Two agricultural buildings
- Potentially another circa 20 acres available by separate negotiation