



Rendells Farm

The Street | All Cannings | Devizes | Wiltshire | SN10 3PA

WOLLEY
& **WALLIS**

WOOLLEY & WALLIS

Guide Price £1,550,000

A diverse rural smallholding positioned in a secluded village location with a substantial barn conversion, 2 holiday cottages, 3 lodges, fresh water fishing lakes, paddocks and set in all about 10 acres (4.05 ha).



The Property at a Glance

- | Grade II Listed 4 bedroom detached barn conversion
- | 2 traditionally built holiday cottages
- | 3 timber lodges
- | Private fishery
- | Range of outbuildings
- | Set within approximately 10 acres
- | Situated in an Area of Outstanding Natural Beauty
- | Edge of village Location
- | Established and Lifestyle Business

The Situation

The thriving village of All Cannings provides good range of day to day services including a shop, cricket club, highly regarded primary school, church and public house.

Marlborough (11 miles) and Devizes (5 miles) provide a broader range of amenities. Communications are well served with the M4 to the north and the A303 trunk road to the south plus a main line railway station at Pewsey (4 miles) (London Paddington 65 minutes).

Bath, Salisbury, Swindon & Bristol are all within easy reach and there are numerous opportunities for recreational walking and riding throughout the locality including the renowned Kennet & Avon canal runs close to the village.

The Property

Rendells Farmhouse

The farmhouse is a timber framed and weather boarded Grade II Listed barn conversion which is kept in excellent condition. Internally there is an open plan kitchen, dining room and living room with high vaulted ceilings and exposed timber beams.





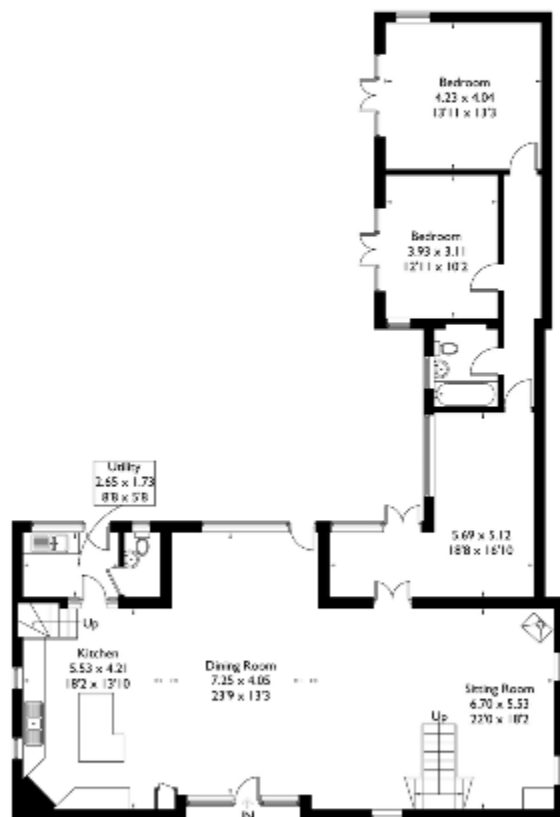
The Street, All Cannings, Devizes

Approximate Gross Internal Area = 222.9 sq m / 2399 sq ft (Excluding Void / Eaves Store)

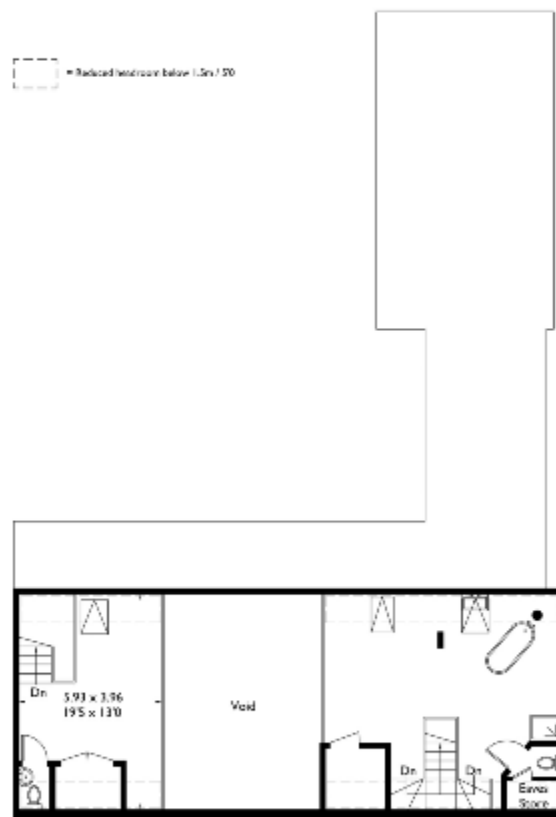
Outbuilding = 110.2 sq m / 1186 sq ft

Holiday Cottages = 123.8 sq m / 1332 sq ft

Total = 456.9 sq m / 4918 sq ft



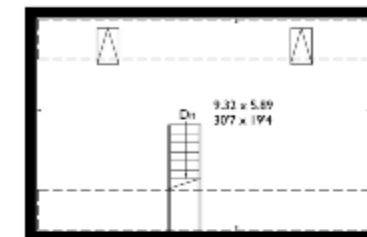
Ground Floor



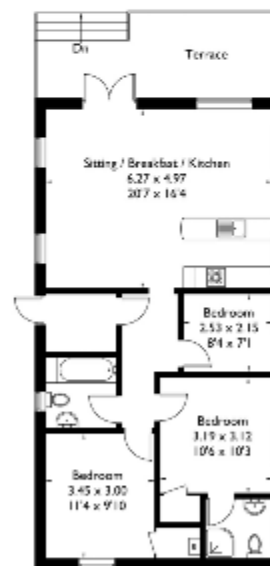
First Floor



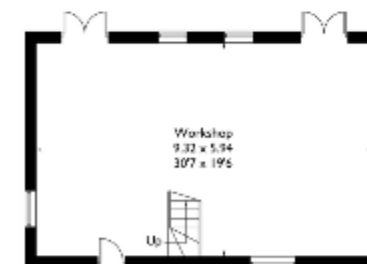
(Not Shown In Actual Location / Orientation)
Holiday Cottage



(Not Shown In Actual Location / Orientation)
Outbuilding - First Floor



(Not Shown In Actual Location / Orientation)
Holiday Cottage



(Not Shown In Actual Location / Orientation)
Outbuilding - Ground Floor

AGENT'S NOTES

Woolley & Wallis 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 an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of 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 Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in xxxxxx.



The Property cont....

There are two spacious mezzanine bedrooms which look directly over the living area, one with an en suite bathroom. There are two further double bedrooms and a family bathroom in an extension leading from the sun room. The garden is very private and has a grass lawn, a small apple orchard, green house, shed, a large double bay workshop with mezzanine floor and timber framed workshop.

The Holiday Cottages

There are two high quality 2 bedroom timber clad holiday cottages set under clay tiled roofs. There have been tastefully converted from former farm buildings and internally they are clean and light with modern fitted kitchens. They both have front gardens laid to lawn with paths leading directly to the front door with adjacent parking.

The Lakes

There are two lakes, each about 1.00 acre in size, the top lake has been established for about 15 years and the lower lake for about 7 years. Both lakes hold a variety of species including carp up to 25 lbs, catfish up to 30lbs, tench, bream, rudd and roach. The management of the water has been carefully controlled to ensure that the environment for anglers is kept to top quality standards. To the south west lies a small grass paddock grazed by livestock.







The Lodges

There are 3 timber framed holiday Lodges, known as Kingfisher, Heron and Moorhen, each looking out over one of the freshwater lakes and with views stretching up to the hills beyond. These all have decking to the front, overlooking the lakes and comprise an open plan kitchen/living room, an ensuite double bedroom, twin bedroom, bunk bedroom and family bathroom.

Income

There is a profitable income derived from letting the lodges on an exclusive basis to dedicated fishermen and from the holiday cottages. Further information available from the agents. Please see the website www.rendellsfarmcottages.com to confirm excellent number of bookings for current year. There is plenty of potential to increase the income with more input.

Wayleaves, Easements and Rights of Way

Rendells Farm is sold subject to and with the benefit of all matters contained in or referred to in the title deeds together with all existing rights of way whether public or private, including wayleaves easements, covenants, restrictions and obligations whether specifically mentioned in these sale particulars or not. The buyer shall be deemed to have full knowledge of the boundaries and the ownership thereof. Please note that there are two public footpaths which cross the property.



Finance

Woolley & Wallis Finance Ltd is well positioned to assist prospective buyers obtain specialist finance for rural property. We are agents for the AMC and also have good contact with numerous other agricultural lenders who will be able to discuss your requirements in further detail.

Joint Agents

Humberts
Mansfield House, Silver Street, Taunton, Somerset, TA1 3DN

Directions

From Marlborough: head west on the A4 towards Lockeridge, turn left into Lockeridge and continue until the crossroad at Alton Priors. Turn right at the crossroads and turn left signposted All Cannings. Turn right into the village. At the grass triangle bear left and the property will be found straight ahead.

Viewings

All viewings by appointment only arranged through our Marlborough Office 01672 515252.
No dogs allowed.



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