



kw TOM HOBBDAY

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Shades Farm



Leave the warmth of the kitchen, coffee in hand, where the dogs snooze by the Aga. Grab your boots from the porch and wind your way along the gravel path, under the weeping willows, to greet your four-legged friend...



SHADES FARM

MINETY, WILTSHIRE



5 BEDROOMS



3 BATHROOMS



9 STABLES



26 ACRES

This five bedroom detached farmhouse, dating back to the mid 1800's, benefits from a wealth of character and charm. The heart of the home is the impressive kitchen breakfast room, featuring vaulted ceilings and a four oven Aga. This room opens up to a dining area and living room with limestone flooring throughout. Across the hall, double doors lead you into the 25ft reception room and then onto the oak framed garden room.

On the first floor the master bedroom, with views out across the formal gardens, boasts a large en-suite. There are also two double bedrooms and a bathroom. On the second floor there are a further two double bedrooms and bathroom.

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SHADES BARN



3 BEDROOMS



3 BATH/SHOWER
ROOMS

Shades Barn is a traditional red brick barn which could be used as staff accommodation or guest annexe.

On the ground floor, the property features a large farmhouse style kitchen, dual aspect reception room and a shower/wc with flagstone tiles throughout. Upstairs there are three bedrooms, the master benefitting from an en-suite shower room, and a large bathroom.

Shades Barn has its own separate access and parking.



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EQUESTRIAN FACILITIES



9 STABLES



26 ACRES

Inside the American barn there are nine Monarch stables, grooming bay, wash box, feed room and a large tack room with additional storage space above. All of the stables benefit from automatic drinkers. There are an additional three brick-built stables at the front of the property.

The 50m x 20m Martin Collins arena is situated behind the stables and has mirrors across the far side. Alongside the barn is a large area of hard standing, ideal for lorry parking and storage.

There are two turnout pens in close proximity to the stables, ideal for stallions or rehabilitation. There are a further twelve paddocks, all of which have automatic water troughs and access to all of the fields is via purpose built hardcore paths.

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SHADES
BARN

STABLES

MAIN
HOUSE

BRICK STABLE
BLOCK

BARN



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Ashton Road, Minety, Malmesbury, SN16

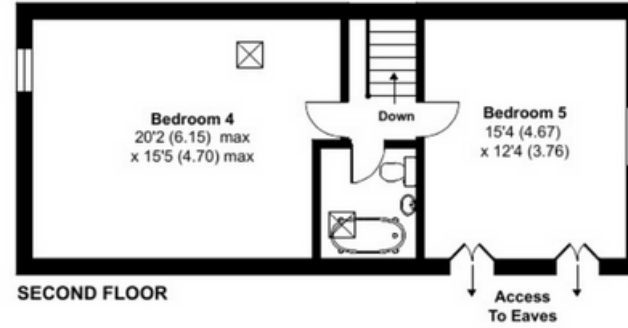
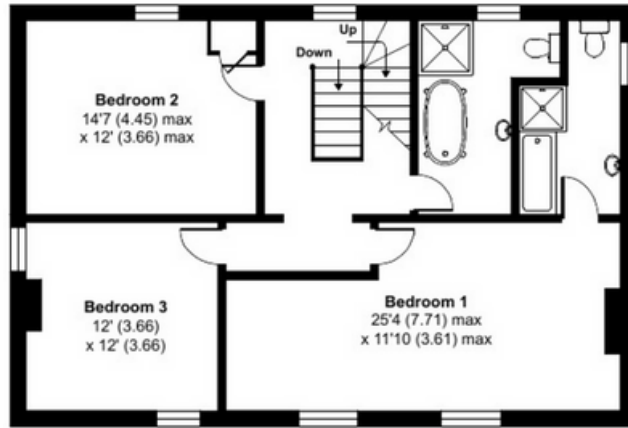
Approximate Area = 3137 sq ft / 291.4 sq m

Annexe = 1402 sq ft / 130.2 sq m

Outbuilding = 5510 sq ft / 511.8 sq m

Total = 10049 sq ft / 933.5 sq m

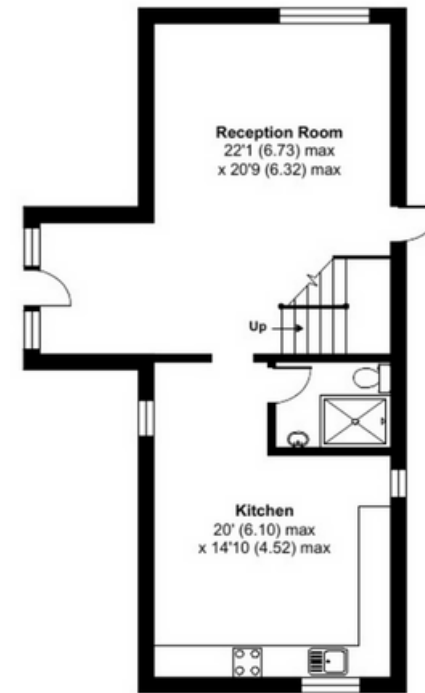
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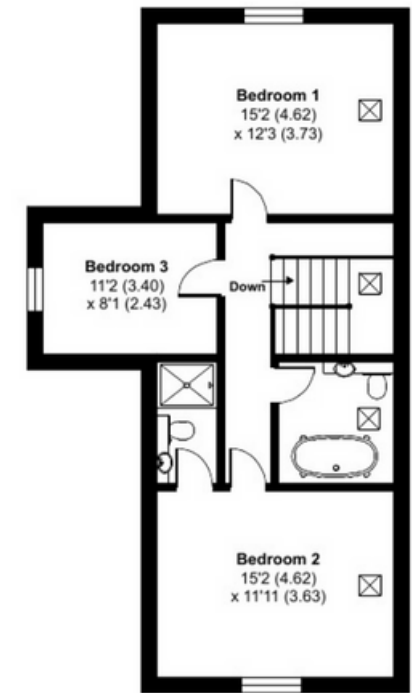
SECOND FLOOR



GROUND FLOOR



ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR



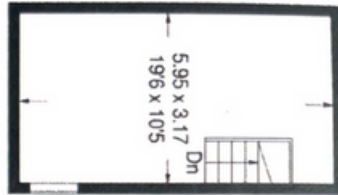
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Cotswolds. REF: 828315

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

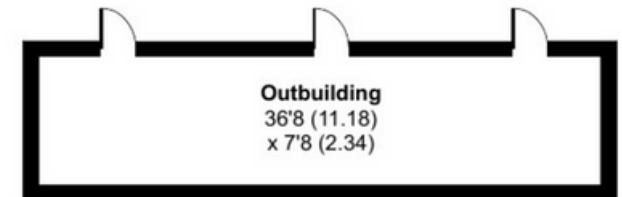
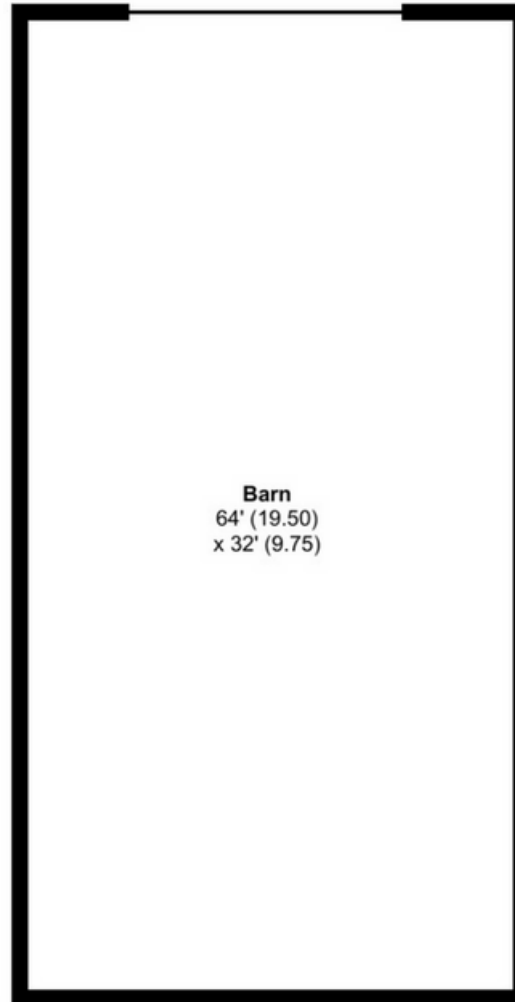
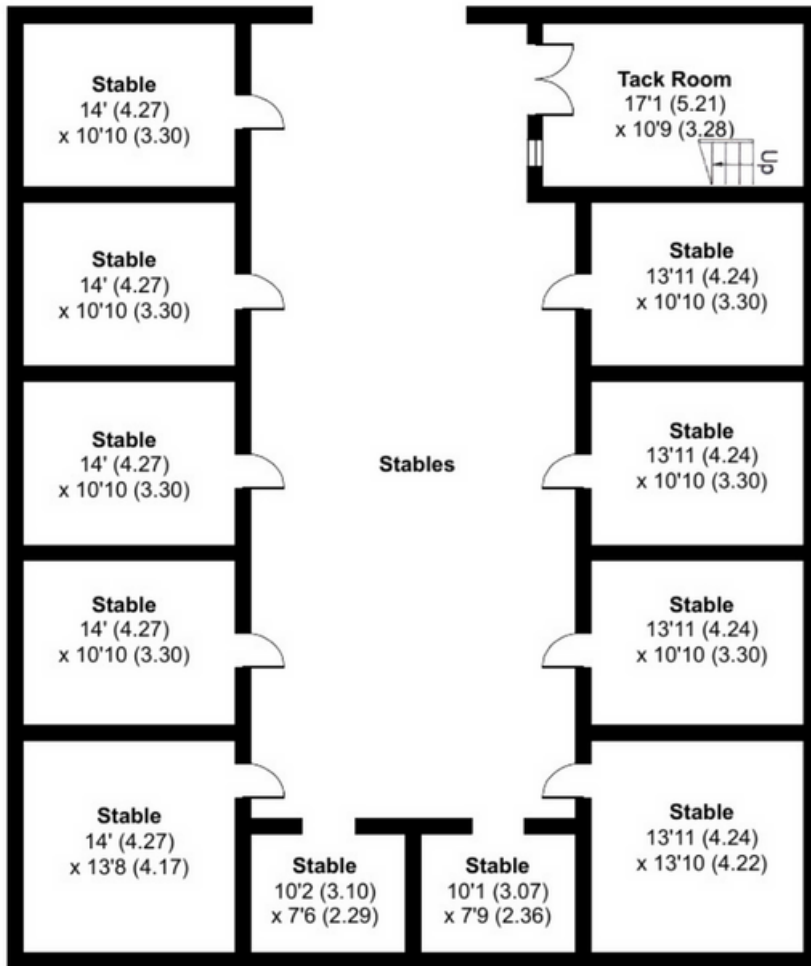
Ashton Road, Minety, Malmesbury, SN16

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Stables - Mezzanine



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DISCLAIMER:

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