

Westcourt Farm

Rivar Road, Shalbourne,
Wiltshire, SN8 3QE

51°21'44"N , 001°33'02"W
[what3words ///homeward.holly.learn](http://what3words.com/homeward.holly.learn)



THE
COUNTRY
HOUSE
DEPT.



ABOUT THIS HOUSE



Westcourt Farm is believed to date from 1316 and is a beautiful property privately set but only a short stroll from the heart of the highly popular village of Shalbourne. In addition to the accommodation and ancillary, it has approximately 8 acres of land (with around 20 acres available by separate negotiation), a swimming pool and a large agricultural barn.

The property has been improved and renovated over the years and is now a compelling mix of fresh, light and modern spaces, yet the house retains a clear relationship to the agricultural history of the area. The accommodation throughout is generous and the numerous reception rooms allow a real flexibility as to how they could be used.



HIGHLIGHTS INCLUDE

- Westcourt Farm is privately set close to the heart of Shalbourne, which is a thriving small village, close to the Wiltshire / Berkshire border, set in an Area of Outstanding Natural Beauty and part of the North Wessex Downs. It is a very active village that boasts a popular primary school, a pub, The Plough, an award winning Post Office & store, Cricket Club & Sports Field as well as a c12th church and a village hall.
- The nearby village of Ham also has an excellent pub, The Crown & Anchor, as well as a church. The popular market town of Hungerford is under four miles away and the location of the property is also well placed for Andover, Newbury and London.
- Westcourt Farm is set over three floors and has well-proportioned reception rooms. However, the heart of the house is the large kitchen with its Aga and breakfast room that links the property to the outbuilding. It also benefits from a cellar.
- The property is believed to date from 1316 and has extensive history which the vendor has extensive records of and is available by separate request, including a number of rare 14th Century Arabic carvings, also found in five cathedrals
- Of note, the property benefits from a significant solar panel system (137 panels with 2 invertors) set on the agricultural barn roof, with income guaranteed for a number of future years.
- The House and outbuildings all form a single unit.
- There is lapsed planning consent for a tennis court and planning consent to build a swimming pool within a timber building.
- The Party Barn is approved for use as commercial building.







THE FINER DETAILS



BEDROOMS

5

RECEPTION ROOMS

4

BATH/SHOWER ROOMS

4

AGRICULTURAL BARN

1

SWIMMING POOL

1

PLOT SIZE (ACRES)

8

TRACTOR SHED

1

ANNEXE

1

STABLE

1

PARTY BARN

1





THE FINER DETAILS



CO-ORDINATES

51°21'44"N , 001°33'02"W

SERVICES

Mains water & private drainage
Well providing private water supply for pond and pool
LPG gas heating

EPC

Grade II* Listed

COUNCIL TAX

Band G

LOCAL AUTHORITY

Wiltshire Council





ABOUT THIS AREA

Situated on the banks of the River Kennet, Hungerford – with its desirable setting and attractive architecture – offers market town living at its finest. ordered by the rolling downlands on one side and the magnificent Berkshire Downs on the other, it's an idyllic spot with inexhaustible options for lovers of the outdoors. With its large open market square and numerous pubs, this bustling market town is suffused in history.

But what you might not know is that contemporary Hungerford is home to a fresh and energetic vibe, stoked by some great independent shopping, a sparkling array of nearby dining options and a thriving café culture means the town is fast becoming West Berkshire's most sought after small town.

Marlborough is situated 9 miles away in the picturesque north-east of Wiltshire. Much of its great beauty is environmentally protected and it offers the discerning visitor a discerning blend of facilities. Its famously wide High Street hosts a market twice weekly. The town displays the confidence of wealth from times past, yet today remains vibrant and progressive with its own chic café culture and many independent shops.

TOWNS & TRAIN STATIONS

Great Bedwyn 3.5 miles
Hungerford 4 miles
Marlborough 9 miles
Andover 12 miles
Newbury 14 miles
London Paddington from 49 mins (Hungerford)
London Waterloo from 1hr 7 mins

LOCAL

The Plough, Shalbourne
The Crown & Anchor, Ham
The Swan, Wilton













Please note: This plan should be used as a guide only.

FLOORPLAN



Approximate Area - 431.9 sq m / 4650 sq ft | Entertainment Barn - 151 sq m / 1626 sq ft | Annexe - 56.1 sq m / 604 sq ft
Garage - 52.6 sq m / 566 sq ft | Tractor Shed - 81.5 sq m / 877 sq ft | Total - 773.2 sq m / 8,323 sq ft

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AREA GUIDE

Wiltshire

Wiltshire is a special county with a fascinating history from the medieval city of Salisbury, with its magnificent Cathedral, as well as Longleat, famous for its Safari and adventure park, and the beautiful Lacock Abbey, which was the birthplace of photography. The ancient standing stones at Stonehenge (World Heritage Site) and Avebury have a magnetism that has drawn people to them from around the world. Renowned for its iconic white horses carved into the rolling downs, almost half of Wiltshire is designated an Area of Outstanding Natural Beauty and there are numerous ways to enjoy our quintessentially English countryside.

WALKING **The Ridgeway National Trail**
Described as Britain's oldest route it follows along the chalk ridge of Wiltshire, through to the Berkshire Downs and the River Thames measuring a total distance of 87 miles (140 km) long.

EATING OUT **The Swan in Enford**
Tucked away in a secluded little village on the edge of Salisbury Plain is this charming Grade II Listed country pub which sits next to the river Avon.

EVENT **WOMAD**
An international arts festival created to celebrate the world's many forms of music, arts and dance which takes place annually in the grounds of Charlton Park.

DAY OUT **Stourhead House and Garden**
With hills, water and classical architecture framed by a fabulous collection of trees and shrubs, Stourhead was described as 'a living work of art' when first opened in the 1740s.





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