



EDINGTON, WESTBURY, BA13

£3,500 per month*

Carter Jonas

IVY MILL FARM, EDINGTON, WESTBURY, WILTSHIRE, BA13 4NL

We are very pleased to offer Ivy Mill Farm to the lettings market. Situated on the edge of the villages of Steeple Ashton and Edington, this is a wonderful detached red brick and stone building, providing a handsome family home. Upon entering, there are two reception rooms either side of the hallway one having large open fireplace with a wood burning stove. The living room has a marble effect fireplace. The Dining Room leads through to a spacious kitchen which has an oil fired AGA with exposed beams and views over the garden. To the rear is a lobby, back door, study and WC, plus access to a large boot room which provides plenty of storage. Stairs rise to the first floor where there is a master bedroom, shower room, three further double bedrooms, and a 5th bedroom or study in addition to a family bathroom. Externally there is a lawned garden with flower borders and mature shrubs and fruit trees. The rear garden enjoys far reaching rural views. There is ample parking in the driveway to the front of the house. PLEASE NOTE: There is approximately 3.93 acres of permanent grass in 2 paddocks which can be rented and is available by separate negotiation. Ivy Mill Farm is situated on a country road in a rural location with wonderful views. It lies east of Westbury, approx. 5 miles which provides local shopping facilities plus a mainline railway station to London Paddington and Bath. Warminster is 9 miles to the south and Salisbury is 25 miles with the Georgian City of Bath being approx. 17 miles to the north. There are excellent road links via the A350 to both the M4 and the A303.

Agents Note: The mill pond and The Mill are not included in the rental, and no access is permitted. Planning consent has been submitted for the development of the buildings to storage/distribution use.

Council Tax Band: E (Wiltshire council Website for cost)

EPC: E

The holding deposit for the property will be £807.69 and the deposit £4038.46 subject to the rent being as advertised at £3500pcm.

Pets: Considered

A most attractive detached period Farmhouse with 4 or 5 bedrooms, Garden, wonderful rural views and parking on the edge of the pretty villages of Steeple Ashton and Edington.



Services: Mains water and septic tank drainage, oil fired central heating, mains electricity

Internet & Mobile: Further information on availability and speeds can be found at Ofcom website. Internet services available are FTTC or ADSL.

ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority - Council Tax Band E

Directions

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|--|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 41 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

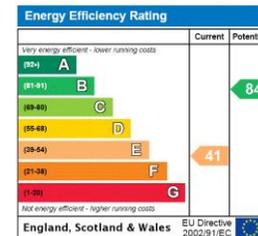


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Approximate Area = 2697 sq ft / 251 sq m
 Outbuilding = 515 sq ft / 47 sq m
 Total = 3212 sq ft / 298 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2022. Produced for Carter Jonas. REF: 859554



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Classification L2 - Business Data

IMPORTANT INFORMATION

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