



Long Ivor Farm, Longbridge Deverill, Wiltshire BA12 7DT

Guide Price: £3,250,000

COOPER
AND
TANNER



Long Ivor Farm, Longbridge Deverill, Wiltshire, BA12 7DT

Three dwellings. Farmbuildings. 154.92 Acres

Freehold: £3,250,000

Description.

An outstanding ring-fenced livestock farm of 154.92 acres together with three well-appointed dwellings and a group of former dairy farm buildings now adapted for beef suckler rearing and finishing.

The farm is set in a picturesque location in the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, 3 miles to the south of Warminster.

N.B The farm is shown edged red on the plan. The land edged blue is available separately.

Long Ivor Farmhouse

An attractive, well-proportioned late Regency/early Victorian farmhouse with high ceilings and sash windows, set in mature gardens. The entrance porch leads into an entrance hall with stairs to the first floor and stairs to the cellar. There are two reception rooms overlooking the gardens. The kitchen/breakfast room is fitted with a range of units and has an electric oven, hob and oil-fired Rayburn. There is a larder adjacent to the kitchen and a large utility/boot room with plumbing for laundry machines, a sink, ample storage space and a cloakroom. A rear porch leads to a storeroom. There is an external store attached adjoining the rear courtyard. On the first floor there are three double bedrooms, a single bedroom/study, a family bathroom and separate shower room.

The gardens are mature, mainly laid to lawn and are bounded by mature trees. A pretty enclosed courtyard lies to the rear of the house. A paddock of just over half an acre adjoins the front garden.

Long Ivor Cottage

The original cottage dates back to the 1800's with more recent additions. The accommodation is of a flexible layout and offers light, bright rooms with super views. The entrance hall leads into the kitchen which has a dual aspect and is fitted with a range of units. There is a spacious office/utility/playroom and a cloakroom. The sitting room has a wood burning stove and super views over the gardens and farm land beyond. The sitting room leads to a conservatory/dining room with doors to the gardens. There are two double bedrooms on the ground floor with the family bathroom. There are two further bedrooms one on the first floor and one on the second floor. This bedroom also has an adjacent cloakroom. The gardens are mature and well stocked. The countryside views and aspect are glorious.

Copperfield

Built in 1984 with an agricultural occupancy restriction this well-presented bungalow is set in mature gardens and grounds on the driveway to the farm. The entrance hall has doors leading to a kitchen/breakfast room with a range of fitted units. There are two bedrooms, a triple aspect sitting room with open fire, family bathroom and utility/boot room with cloakroom.



The farm buildings

Access to the farm buildings is direct from the main farm entrance drive which runs north/through the farm. The building group lie adjoining Long Ivor Farm Cottage and centre around a former traditional stone construction barn, they total about 20,500 square feet and comprise:

2 loose boxes of traditional stone and tiled roof construction (used for general storage) adjoin the cottage.

A range of 3 loose boxes with an attached tractor shed/garage adjoin an open concrete yard surrounded by block walling with gated access ways and internal divisions (100' x 24' approx.).

Timber stable block of 2 boxes and a tack room (36' x 12' approx).

Hard standing used for outside overflow silage bale/fodder storage.

2 loose boxes (50' x 20' approx) of block and corrugated sheet construction with adjoining open yard.

The former range of traditional barns built now of block and stone with corrugated sheet roof are divided into two and used for fodder storage; attached is a stable and feed room and an isolation box. Also adjoining to the south elevation there are 5 calving boxes of block and corrugated sheet roof lean-to construction with an open yard.

Cubicle house (95' x 24' approx) of block and corrugated sheet roof construction housing a number of tubular steel cubicles.

Covered yard (60 x 37" approx) of block steel and corrugated sheet roof construction.

Covered yard/fodder barn (60'x30'approx.) of steel frame and corrugated sheet roof construction.

Open silage clamp of section steel uprights with timber sleeper walls.

Multi-purpose barn (80' x 40' approx.), built in 2013 of a steel frame construction with corrugated sheet double pitched roof, open northern and eastern elevations and overhang roof extension.

Small timber construction garden-type shed housing borehole pumps and filters.

FYM compound with concrete ram walls, dirty water lagoon adjoining and all draining to a 3-pond blind ditch system situated east of the farm buildings.

6 abreast milking parlour (not regularly used) and bulk milk tank room, overflow bulk milk tank room and small workshop. PTO generator provide emergency back power to all three dwelling and the buildings.

Stable Yard.

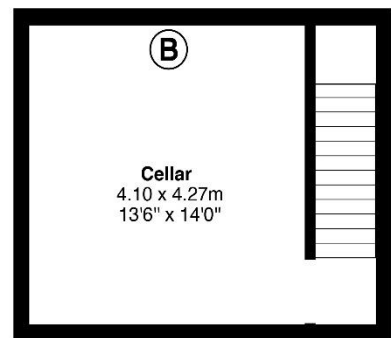
Hardcore yard recently constructed (September 2017) timber range of 8 stables (12'x12') plus tack room. Note: The vendors currently run a successful livery business and this benefits from the excellent riding out that is available over the adjoining Longleat Estate.



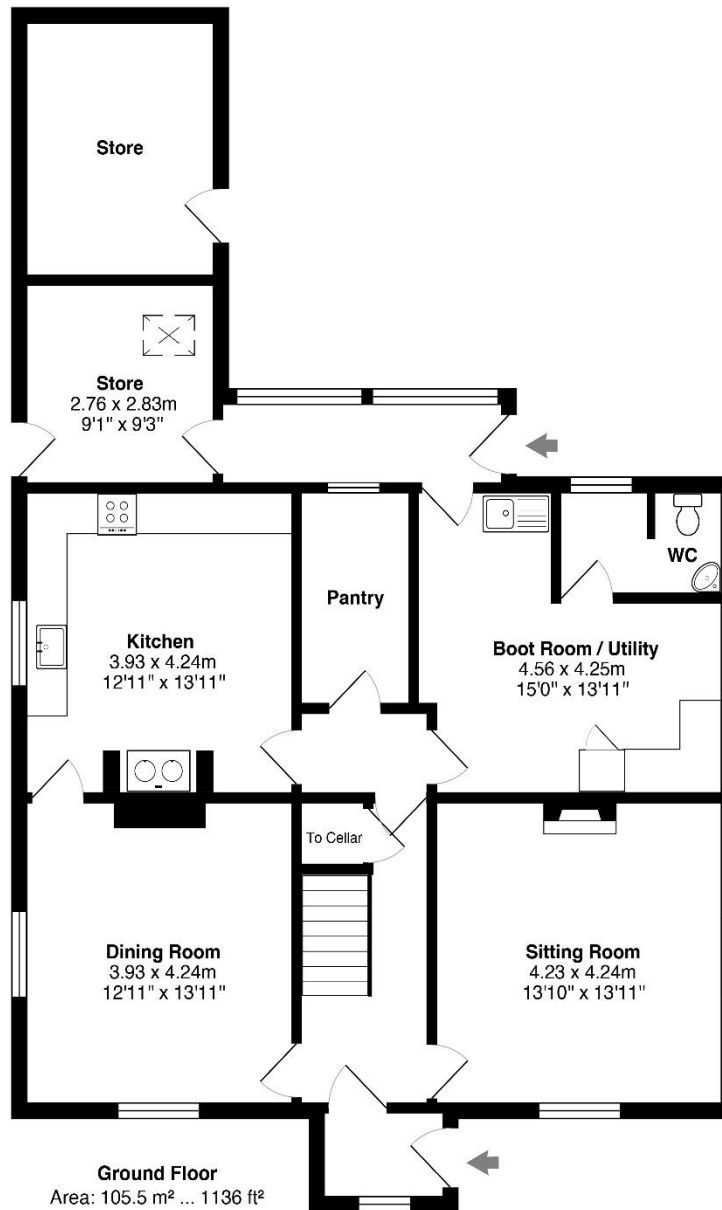




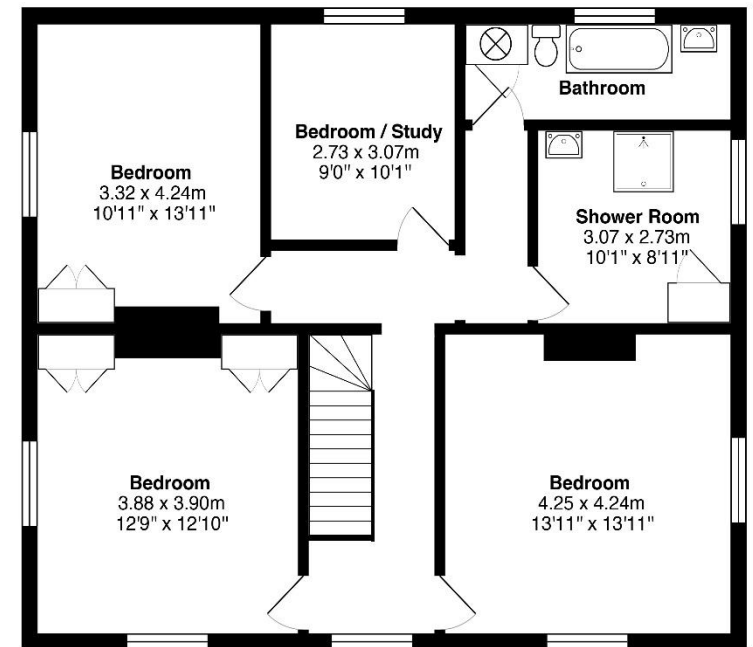
Long Ivor Farmhouse, Longbridge Deverill



Cellar
Area: 21.9 m² ... 236 ft²



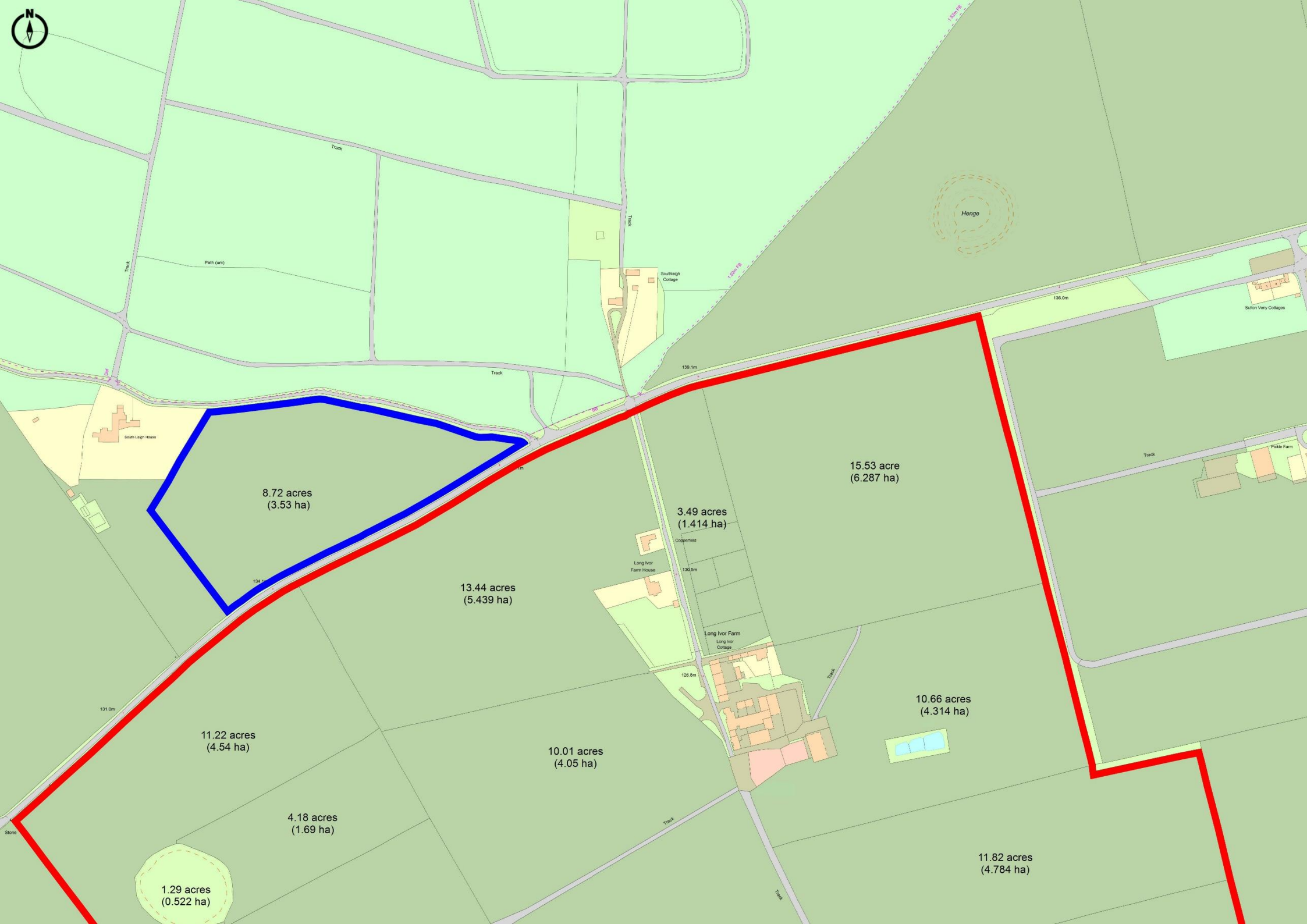
Ground Floor
Area: 105.5 m² ... 1136 ft²



First Floor
Area: 89.2 m² ... 960 ft²

Approximate gross internal floor area of main building - 216.6 m² / 2,332 ft²

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All room measurements are maximum dimensions unless otherwise stated.



8.72 acres
(3.53 ha)

11.22 acres
(4.54 ha)

4.18 acres
(1.69 ha)

1.29 acres
(0.522 ha)

13.44 acres
(5.439 ha)

10.01 acres
(4.05 ha)

3.49 acres
(1.414 ha)

15.53 acre
(6.287 ha)

10.66 acres
(4.314 ha)

11.82 acres
(4.784 ha)

South Leigh House

Southleigh Cottage

Long Ivor Farm House

Long Ivor Farm
Long Ivor Cottage

Sutton Verry Cottages

Pickle Farm

Henge

131.0m

134.1m

139.1m

126.8m

133.5m

136.0m

150m PB

150m PB

120m

Track

Track

Track

Track

Track

Track

Path (un)

Stone

8.89 acres
(3.596 ha)

11.93 acres
(4.83 ha)

9.13 acres
(3.693 ha)

20.04 acres
(8.109 ha)

17.68 acres
(7.154 ha)

Longbridge Hill

Longbridge Hill

Cow Down

Cow Down

Settlement

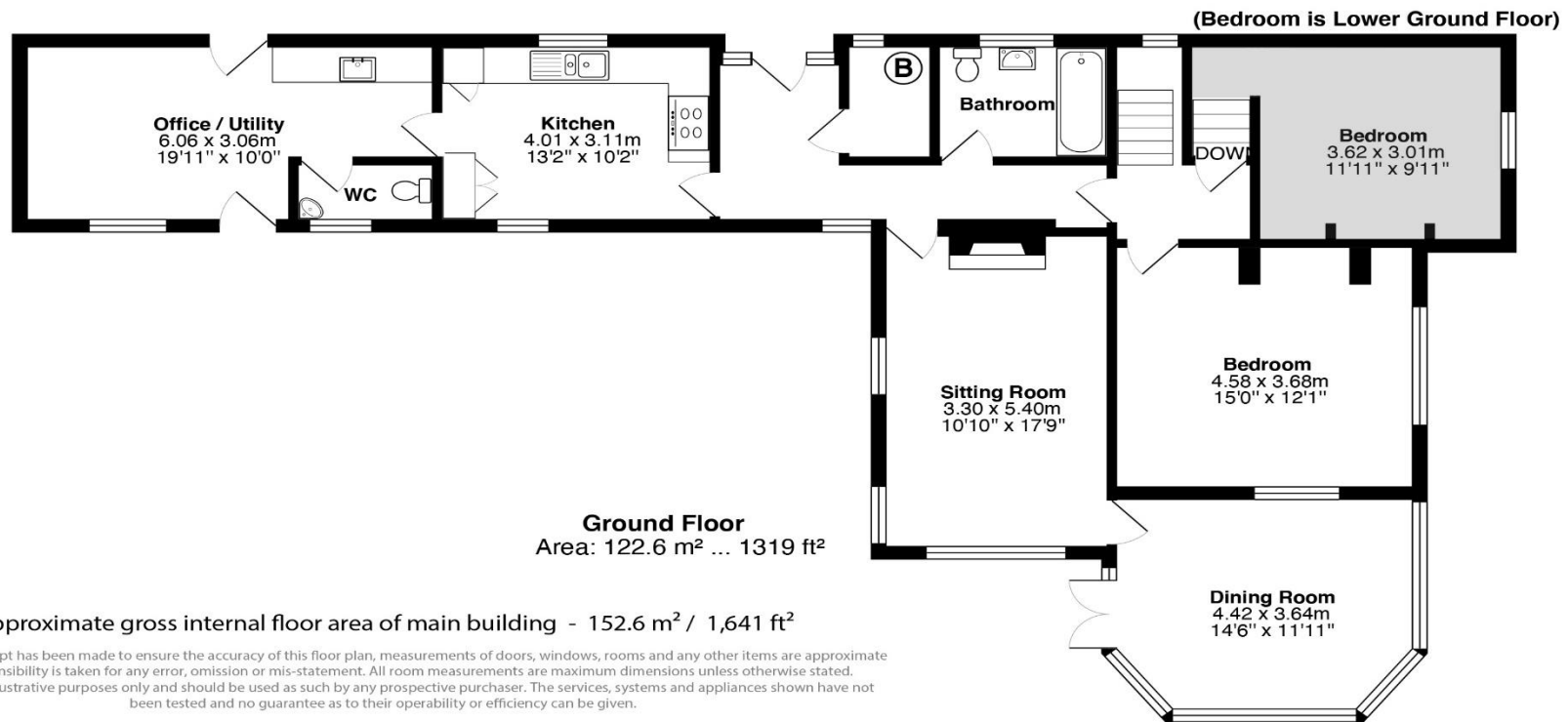
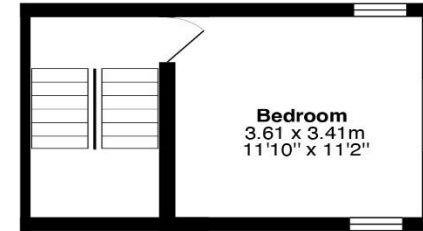
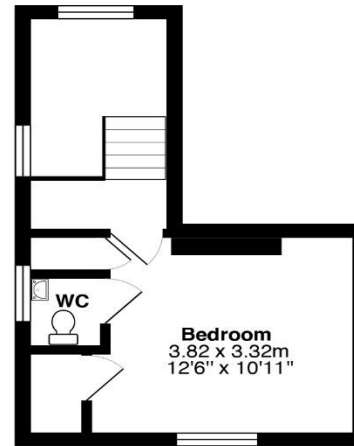


125.5m

Track



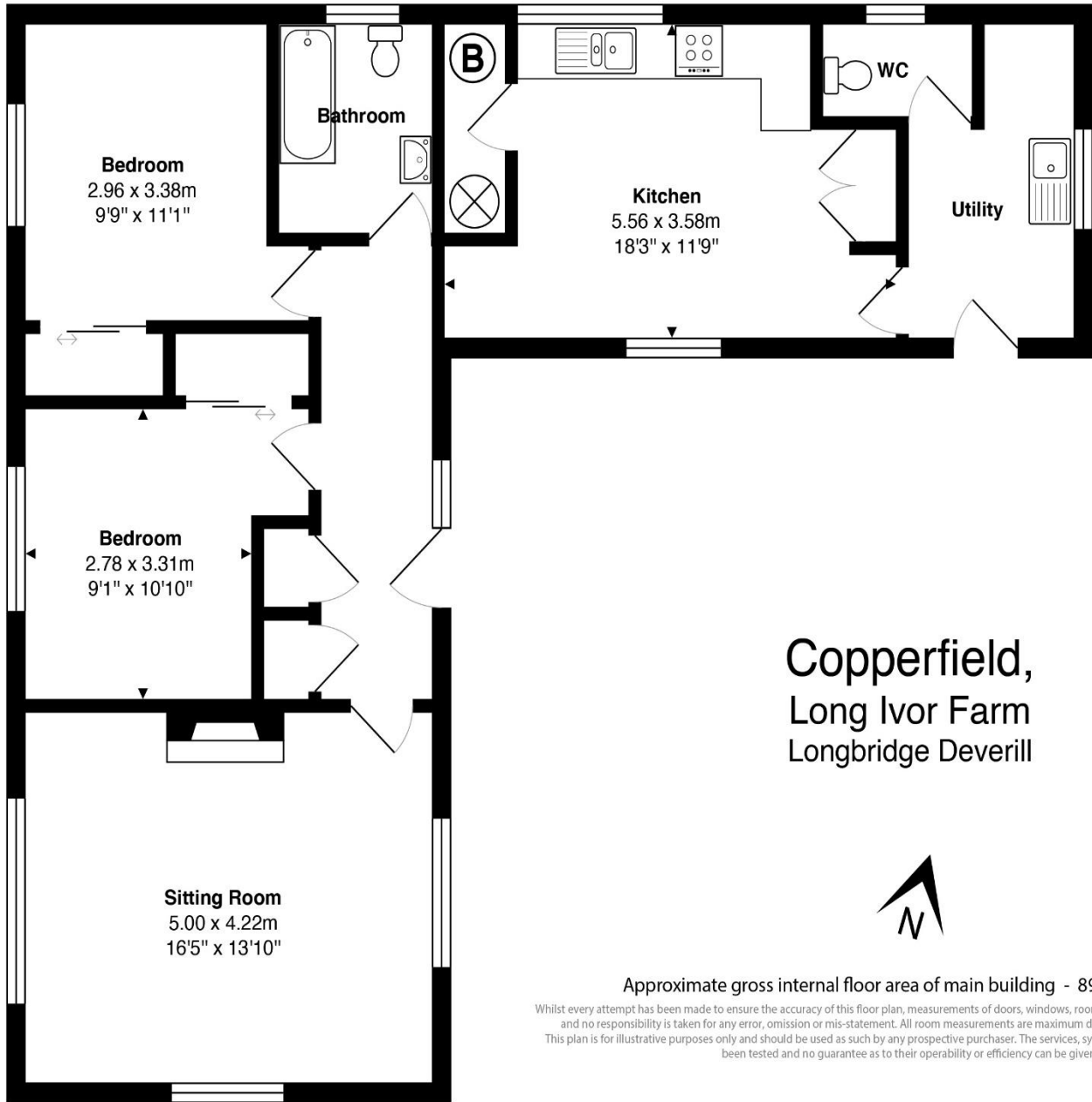
**Long Ivor Cottage,
Long Ivor Farm
Longbridge Deverill**



Approximate gross internal floor area of main building - 152.6 m² / 1,641 ft²

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Approximate gross internal floor area of main building - 89 m² / 958 ft²

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The land

The main block is classified as being primarily Grade 2 with some being Grade 3, it is mainly a Bearsted 2 'Greensand' loam (a deep well drained course loamy soil) with a part being Blewbury Chalk. The land is largely arable capable and all able to be mowed; all is currently in pasture, being grazed and mown for silage. The boundaries are either hedge or post and wire fence. A number of hard tracks lead from the farm buildings.

N.B A further 8.72 acres is available by separate negotiation, shown edged blue on the plan.

Location

Longbridge Deverill is situated at the western end of the beautiful Wylve valley east of Warminster and close to the Longleat Estate in an Area of Outstanding Natural Beauty. The parish consists of three villages, Crockerton, Longbridge Deverill and Hill Deverill, and the River Wylve runs through all three villages. Longbridge Deverill has a garage with convenience shop, pub and church. Shopping facilities are good with local farm shops, and village stores as well as all the major supermarkets close by with a Waitrose and Morrisons in Warminster and Sainsburys, Asda and Marks and Spencer in Frome.

The cathedral cities of Bath (19 miles) and Salisbury (20 miles) provide a comprehensive range of clothing and high street retail stores.

Local primary schools can be found in Sutton Veny and Crockerton with Senior Schools in Warminster and Salisbury. Excellent private schools can be found in Warminster, Salisbury and Bath.

Travel connections are good with Westbury train station having regular trains to London, Bristol, Salisbury, Southampton, Exeter and Taunton.

Leisure pursuits and outdoor activities in the area are excellent with the Longleat Estate, Shearwater Lake and Centre Parcs all on the doorstep. Local equestrian facilities are good with superb riding in the nearby woods and competition and training facilities all within easy reach. The local pony clubs and riding clubs have a busy calendar of events for all levels of equestrian enjoyment.

Directions

From the A350 in Longbridge Deverill turn into Sand Street towards Sutton Veny. Follow this lane and Long Ivor Farm will be found on the right-hand side opposite a wood.

From the A36 between Warminster and Salisbury, proceed to Sutton Veny. Take Deverill Road to Longbridge Deverill, the farm will be found on the left-hand side after the Deverill Road Trading estate.



Information

Local Council: Wiltshire Council.

Services: Private borehole and mains water; private drainage; mains electricity with generator backup; Oil central heating.

Tenure: Freehold

Rights of way: A public footpath crosses the farm. The neighbouring landowner has a right of way over the farm drive.

Basic Premium Scheme (BPS): The BPS entitlements will be purchased by the buyer at the market value.



Motorway Links

- A303 - M3



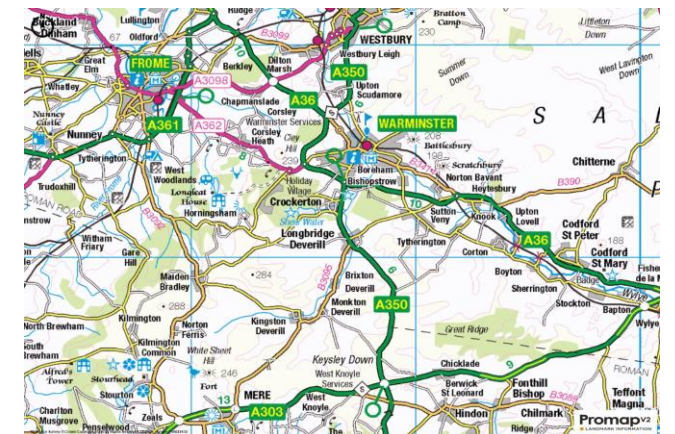
Train Links

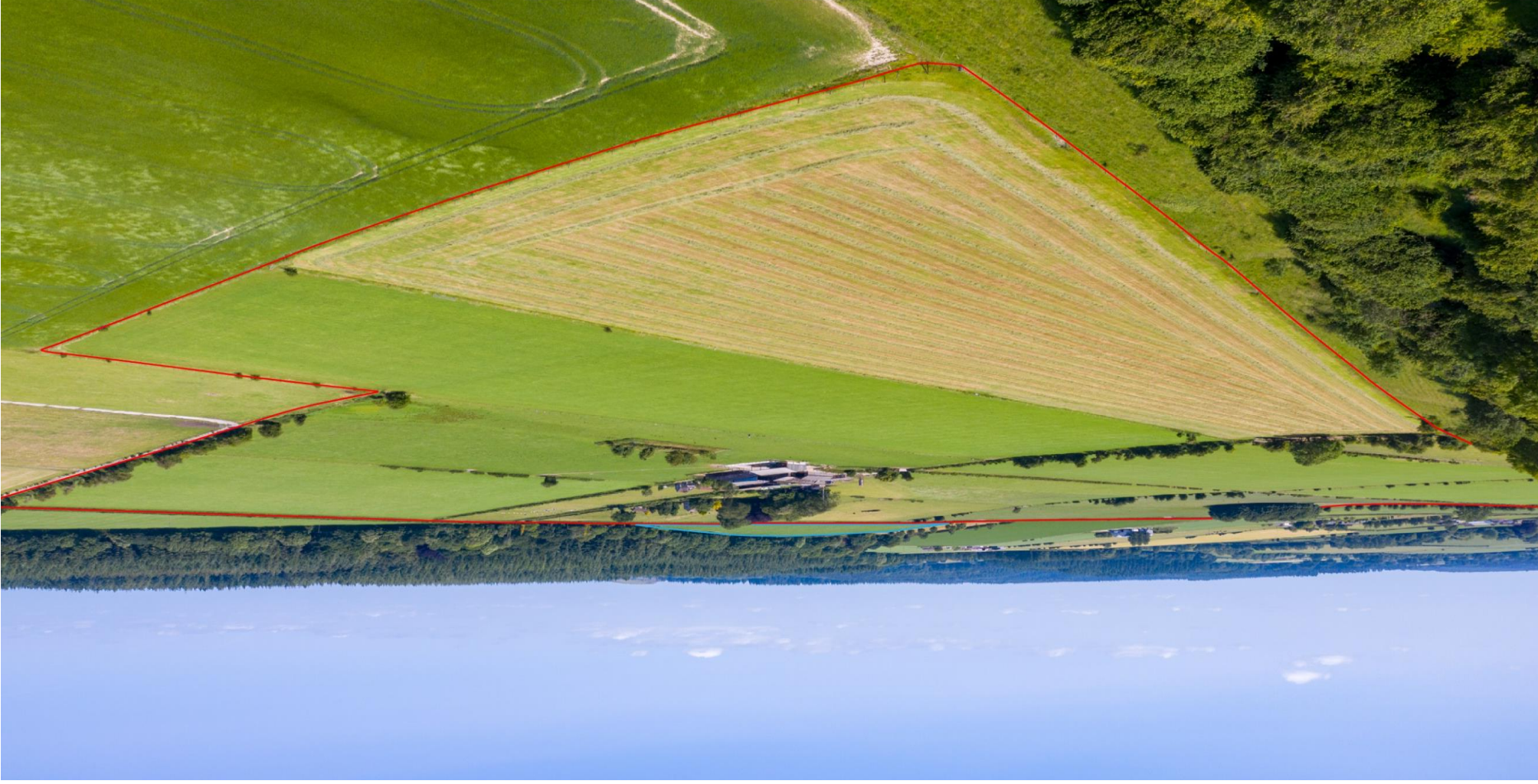
- Westbury, Warminster
- Salisbury, Gillingham



Nearest Schools

- Crockerton. Sutton Veny
- Warminster. Salisbury





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