



New Farmhouse, Compton, Newbury, Berkshire



NEW FARMHOUSE, COOMBE ROAD, COMPTON, NEWBURY, BERKSHIRE, RG20 6RQ

- An excellent example of a downland farmstead with paddocks and woodland, lying in an Area of Outstanding Natural Beauty on the Berkshire Downs
 - Substantial seven-bedroom farmhouse with attractive views
 - Two-bedroom cottage within range of traditional buildings
 - Existing consent for conversion of a stable block to 3 bedroom cottage
 - Steel framed cattle yards with redundant grain storage facilities
 - Dutch barn with storage and workshop with estate office
 - An early part of the River Pang runs through some the land
 - Grass paddocks and woodland
- Extending in all to 11.23 hectares (27.75 acres)



LOCATION

New Farmhouse lies to the southeast of the village of Compton between the Berkshire town of Newbury (19 miles) and Didcot Oxfordshire (10 miles). Junction 13 of the M4 motorway lies approximately 6 miles to the south and there are excellent train services to Paddington from Didcot (under 40 minutes) and from Newbury (under 1 hour). The area has good quality state and private schools within easy reach, including The Downs School in Compton, Down House, Horris Hill and St Gabriels School near Newbury, as well as The Manor Prep School and Abingdon School at Abingdon and the excellent primary and secondary schools in Oxford.

DESCRIPTION

The property comprises New Farmhouse, Gardeners Cottage, consent for a barn conversion, traditional and more modern farm buildings together with farmland and woodland.



NEW FARMHOUSE

A substantial (non-listed) seven-bedroom farmhouse with four reception rooms. The property has substantial roof space and wine cellars.

Constructed of brick and tile roof, the house has extensive gravel parking to the side with a substantial partially walled garden to the rear. The walled garden has remained unused for a number of years.

The southern aspect of the house has excellent views over farmland towards the River Pang.

Internally the property comprises:

Ground Floor

- Entrance Hall / Reception
- Drawing Room
- Sitting Room
- Dining Room
- Rear Hall
- Office
- Kitchen/Breakfast Room, with four oven AGA
- Walk in Larder
- Boot Room
- Utility Room
- Further Office

First Floor

- Seven bedrooms
- Two bathrooms
- Shower Room
- Walk in Airing Cupboard

Second Floor

- Stairs up to Storage Attic

Cellar

- Wine Cellar and Storage Area.

Adjoining the farmhouse is a range of brick and tile traditional farm buildings housing stabling and garaging as well as Gardeners Cottage. A further section of the building has planning consent for conversion to a 3 bedroom cottage.

GARDENERS COTTAGE

Lying within the traditional range adjoining New Farmhouse is a two-bedroom cottage with a small adjoining garden, with garage and hard standing.

Internally the property comprises;

Ground Floor

- Hallway, leading to
- Sitting Room
- Kitchen/Breakfast Room
- Ground floor Utility/WC

First Floor

- Two double bedrooms
- Bathroom
- Walk in cupboard

The property is of brick and tile construction with recently fitted uPVC windows.

STABLE CONVERSION

13.95m x 5.65m

Planning consent exists (extant) for the conversion of part of a traditional building (stable block) to a 2 storey dwelling. For details see planning section below.

TRADITIONAL FARM BUILDINGS

The property includes a number of substantial traditional farm buildings which may have potential for change of use subject to the necessary planning consents. In more details these include:

Threshing Barn 1: 25.29m x 10.42m

A timber framed and clad building with cedar shingle roof and brick stud wall. Currently divided for internal American box style stables.

Threshing Barn 1 Extension: 7.53m x 4.36m and 9.30m x 5.80m

A range of brick and concrete block buildings with tiled roof housing tack room, previous estate office and storage area. Please note part of the roof needs repair.

Threshing Barn 2: 18.70m x 7.10m

Timber framed and weatherboard clad building with tiled roof and brick dwarf wall to base. There is a double bank solar PV array on the roof, being 8KV. Transformers and meters lie within the building and FIT tariffs are paid. Full details are available from the selling agent.

Traditional Stable Block adjoining

Threshing Barn 2: 18.70m x 7.10m

To the western elevation of Threshing Barn 2 is a brick and tiled row of stabling and a tack room.

Bullpen: 8.10m x 4.20m

Two concrete block and corrugated asbestos roofed bull pens.

Open-fronted "L" shaped Cart Shed: 18.00m x 4.30m, 34.50m x 4.12m and 11.50m x 4.36m

To the left of the entrance gate to the farmyard is a low redundant range of open-fronted cart sheds with 2 stables being partially cedar shingle and part profile sheet roofing with part brick and blockwork walling.

Stable Block: 18.73m x 3.55m

Timber framed stables with block walling and Cedar shingle roofing comprising 4 stables. Please note the roof requires replacement.

Pump House and Livestock Shelter:

12.49m x 7.88m and 6.09m x 1.98m

To the north of the farm buildings is a timber framed horse shelter with corrugated asbestos roof and timber weatherboard cladding over a brick base. Adjoining this is a brick construction with corrugated asbestos roof housing the farm bore hole with pumping system and treatment plant including UV filters.

MODERN FARM BUILDINGS

Cattle Shed: 18.73m x 15.60m

Steel frame with partial block walling and corrugated asbestos roof over.

Monopitch Extension to Cattle Shed: 19.40m x 7.28m

Steel framed building with corrugated asbestos roof and partial block walling housing 5 internal horse boxes

General Purpose Building: 28.38m x 19.70m

A steel framed building being partially walled with timber sleepers with corrugated asbestos roofing and partial cladding. The building has been used for temporary corn storage.

Lean-to to General Purpose Building: 19.10m x 6.09m

An open sided 4 bay steel framed lean-to with corrugated asbestos roof.

Two Galvanised Steel Corn Storage Bins (not currently in use)

Concrete Block Grain Storage:

Further grain storage area (redundant).

Dutch Barn: 45.60m x 9.20m

A ten bay steel framed Dutch barn with part corrugated asbestos and part steel sheet roofing. Three open bays to one side. Roller shutter doors (full height) to two bays comprising workshop/ storage areas together with an estate office to the end bay. Partial mezzanine to one of the workshop areas. Concrete panel walling to part.

Storage Containers:

Two 20ft storage containers may be available to purchase separately.



THE LAND

The land comprises grassland and woodland divided into a number of paddocks by, in part, timber post and rail, metal estate fencing and post and plain wire.

The early part of the River Pang (a minor stream at this point) runs through the paddock opposite the main farmyard entrance gates.

An agricultural right of way exists along the track to the east of the walled garden in favour of the neighbouring farmer between points A and B as shown on the sale plan.

SERVICES

Mains electricity is connected to the dwellings and farm buildings with 3 phase available.

The property benefits from a private bore hole situated within the Pump House building to the north of the farm buildings.

From the bore hole, water is pumped to a reservoir lying to the north of the property and then fed back to the dwellings, land and buildings. Within the pump house are water treatment systems including UV filters.

There is a mains water also connected at the reservoir which can be used if required instead of the private water supply.

The purchaser will agree to provide water to the owner of the neighbouring farmland subject to being refunded for the cost of water supplied. Full details of this arrangement are available from the selling agents.

New Farmhouse and Gardeners Cottage are connected to a shared septic tank lying to the north of the farm buildings.

Heating to both existing dwellings are by oil fired central heating.

TENURE

The property will be sold with vacant possession save for:

1. An Assured Shorthold Tenancy to Mr and Mrs B Godfrey for Gardeners Cottage at £715 per calendar month.
2. A grazing agreement for a neighbour on the paddock opposite the farm gates.

PLANNING

The property lies within the West Berkshire Council area and is subject to policies in the current West Berkshire Local Plan up to 2026.

Planning Consent (11/00070/CERTE) was gained for conversion of a stable building to a cottage. Work was commenced but only to the exterior of the building with the internal work still required. The planners consider the consent as extant by virtue of granting a Certificate of Lawful Use.

In 2000 Planning Consent (00/00781/FUL) was granted to use part of the farm and buildings for an equestrian yard with a cross-country course. This use has now ceased.

It is considered that some of the traditional buildings within the farmyard may be of a suitable quality for change of use to non-agricultural purposes subject to obtaining the necessary planning consent.

OVERAGE

The vendors will retain an Overage over the farm buildings for forty years to cover future change of use. Overage rate to be 34% of value uplift above agricultural price if a change of use is obtained.

VIEWINGS

Strictly by appointments with the selling agents. Marriotts Property LLP. 01367 242422

DIRECTIONS

From Junction 13 of M4 take A34 north. Leave A34 at East Illsley and pass east through the village to Compton. Continue through village heading east and once you pass the Church take Coombe Road on the right after about 300 metres. Follow road for about 550m and turn left into the property just before a sharp right-hand bend (bridge over stream).

ANTI-MONEY LAUNDERING REGULATIONS & IDV

Marriotts Property LLP will carry out AML checks on all purchasers to comply with current legislation, and as such will need to verify ID documents of a successful purchaser to prove identity proof of address and funds.

PHOTOGRAPHS

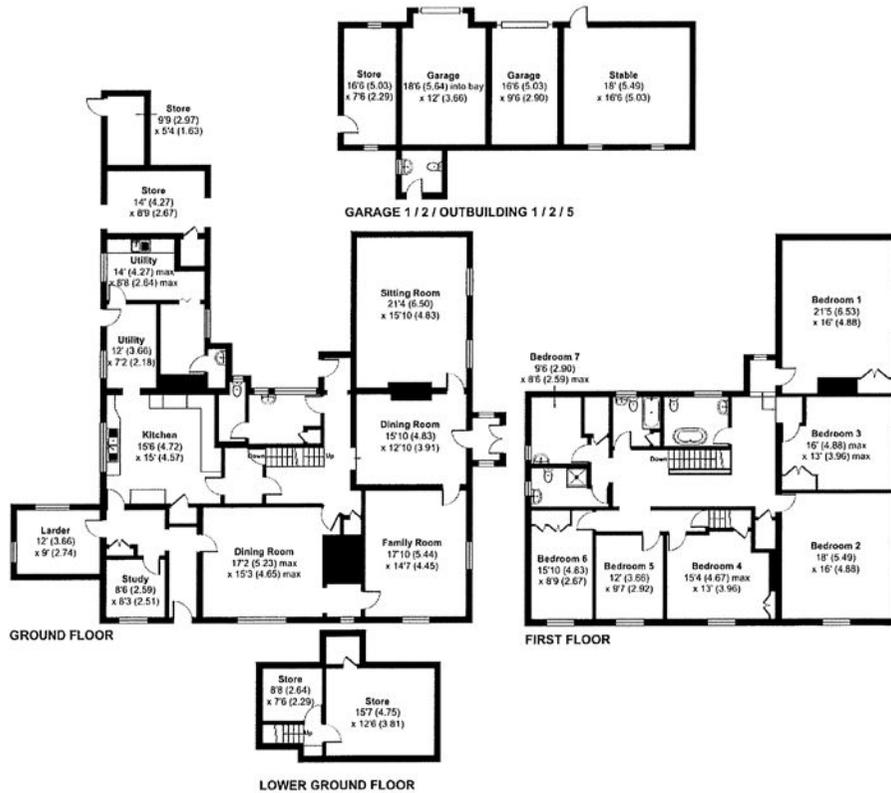
Please note New Farmhouse is currently vacant and internal photographs show furniture from a previous occupation.



FARMHOUSE

Coombe Road, Compton, Newbury, RG20

Approximate Area = 4778 sq ft / 443.8 sq m
 Garage = 371 sq ft / 34.4 sq m
 Outbuilding = 647 sq ft / 60.1 sq m
 Total = 5796 sq ft / 538.3 sq m
 For identification only - Not to scale

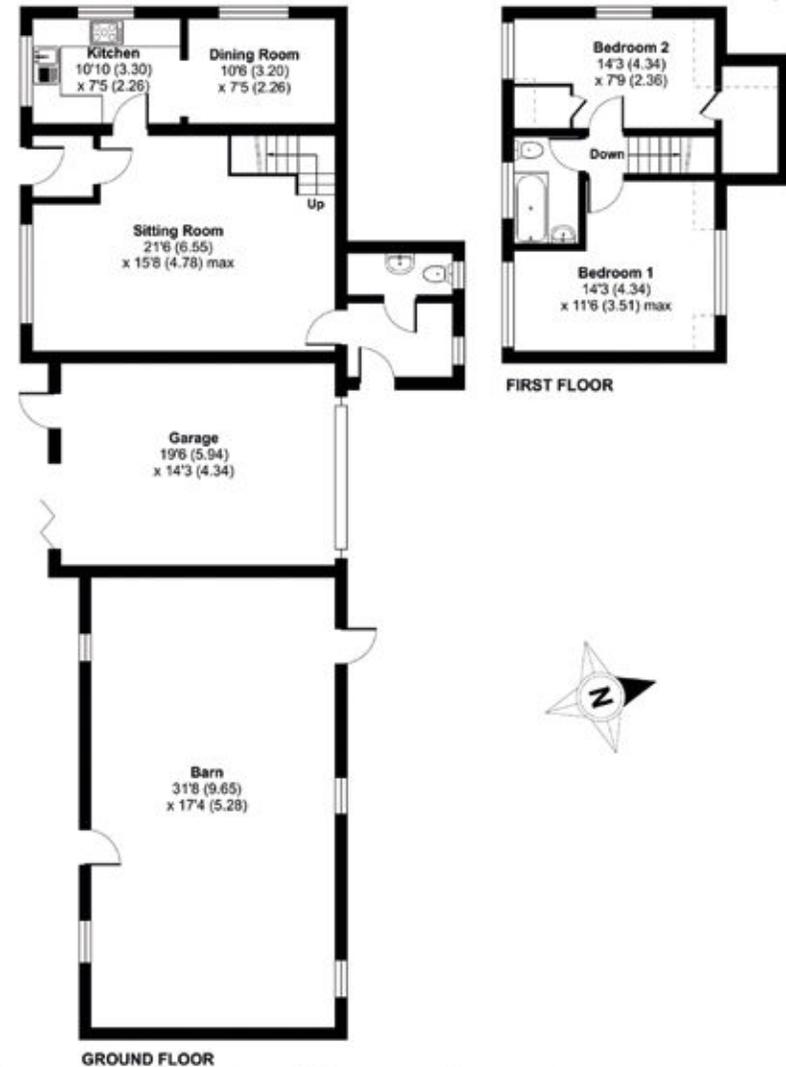


GARDENERS COTTAGE

Coombe Road, Compton, Newbury, RG20

Approximate Area = 914 sq ft / 84.9 sq m
 Limited Use Area(s) = 29 sq ft / 2.6 sq m
 Garage = 278 sq ft / 25.8 sq m
 Outbuilding = 549 sq ft / 51 sq m
 Total = 1770 sq ft / 164.3 sq m
 For identification only - Not to scale

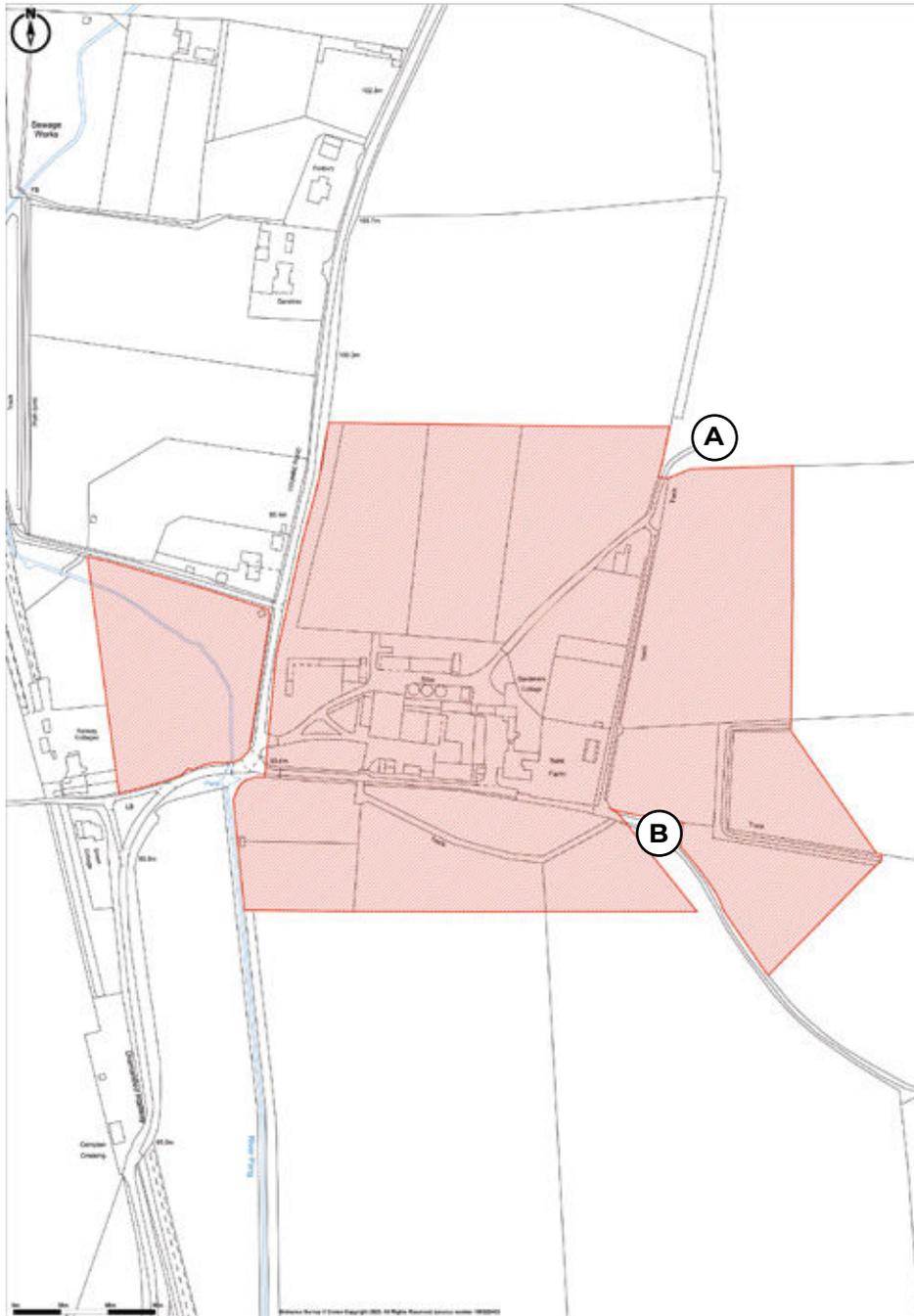
Denotes restricted head height



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