



Slades Farm, Baynton Way, Edington, Wiltshire BA13 4PT

From £1,350,000 Freehold

COOPER
AND
TANNER



Slades Farm

Baynton Way, Edington, Wiltshire, BA13 4PT

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£1,350,000 Freehold - edged in blue 5.7 acres

£1,975,000 Freehold - edged in red & blue 30.4 acres

Description

An exciting residential, business, smallholding, equestrian and development opportunity set in all just over 30 acres in a glorious rural location, close to the iconic Westbury White Horse and 5 miles from Westbury station. Slades Farm comprises a well-appointed farmhouse with 5 bedrooms and kitchen/breakfast room adjoining super gardens and grounds with a driveway and garaging. Additionally, there is a beautifully presented glamping field with pods and shepherd's huts and an immediately adjoining paddock of just over 3 acres bringing the total for this part of the farm up to close to 6 acres. Further land of just over 24 acres adjoins together with stabling an all-weather school and extensive buildings and farm buildings with potential for other uses. Available as a whole - edged red and blue on the plan. The property sits on the edge of the popular village in walking distance from the well-regarded village pub and farm shop.

The house

An attractive and substantial period farmhouse that has most recently been used as a boutique style bed and breakfast with adjacent successful glamping destination. It has versatile living space that will suit a large family. The entrance porch leads into the inner hall and there are stairs to the first floor. The sitting room has double doors to the front and a woodburning stove set into a red brick chimney breast. On the other side of the hallway is a further reception room with a large red brick fireplace with wood burning stove inset. Double doors lead into the dining room which in turn opens into conservatory. A

well-proportioned kitchen and breakfast room provide an extensive range of floor and wall shaker style cabinets finished with a granite worksurface. There is a 1 ½ bowl sink with drainer, a built-in dishwasher, fridge and freezer and an electric Rangemaster cooker. There is also a central island unit and ample space for a breakfast table/seating area. There is a study and a utility room with separate cloakroom. On the first floor there is a spacious and light landing with three en suite bedrooms, two further bedrooms and a family bathroom.

Outside

Attached to the house is a stone storeroom and there is a separate garage, double open garaging and oil store. The gardens are mature and well stocked with trees, borders, a pond and plenty of lawned areas. To the rear of the house is a sheltered and private courtyard area and further lawned area. A paddock of just over 3 acres adjoins the glamping pods and could be used for livestock or amenity uses.

The glamping site

Adjacent to the farmhouse with a separate access the current owners have operated a successful glamping business in conjunction with the house offering bed and breakfast accommodation. There are five beautifully built pods or shepherd huts nestled into the countryside that provide meticulously planned and equipped accommodation. Each pod has a kitchen area, bathroom and bed and provides a private outdoor seating area to enjoy the stunning scenery. The pods are equipped with Wifi and enjoy a stunning setting.

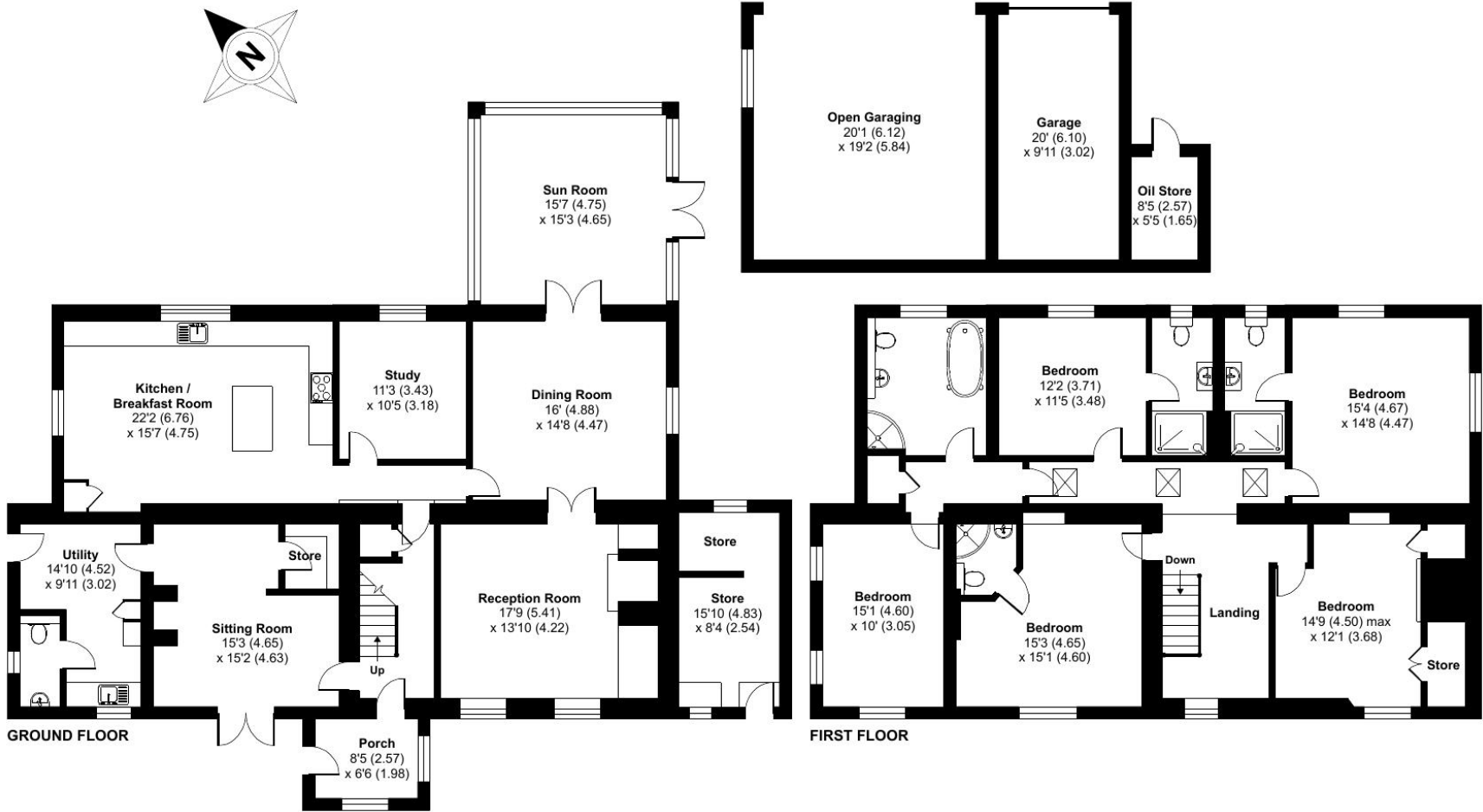




Baynton Way, Edington, Westbury, BA13

Approximate Area = 3551 sq ft / 329.9 sq m
Open Garaging / Garage / Oil Store = 586 sq ft / 54.4 sq m
Total = 4137 sq ft / 384.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Cooper and Tanner. REF: 1318302



Land and Buildings

Edged red on the plan - Continue along Baynton Way and there is an extensive range of former poultry and livestock buildings and yard areas that are set at two sites and could suit a multitude of uses, subject to the necessary consent. There are also 5 stables, a hay barn and an all-weather riding arena.

Location

The village of Edington is a small village about 4 miles from Westbury set under the north slopes of the Salisbury Plain and just 3 miles from the famous Westbury White Horse chalk slopes.

There is a lively community with a church, village hall, the award winning 'Three Daggers' pub with farm shop and a busy schedule of WI, parent and toddler, art and gardening groups. The village of Steeple Ashton also enjoys a thriving rural community with a pub, village shop with café, village hall, Brownies, Guides and Rainbows, ballroom dancing, gardening, parent and toddler, WI and exercise groups.

The Bratton Downs which include the White Horse, are a 'site of special scientific interest' and there are a fantastic network of footpaths and open space on the doorstep. Shopping facilities are good with local farm shops, and village stores as well as all the major supermarkets close by including Waitrose, Tesco's, Asda, Sainsburys and Morrisons in the local towns. The cathedral cities of Bath and Salisbury provide a comprehensive

range of clothing and high street retail stores. Local primary schools can be found in Bratton, Great Cheverell, Keevil and West Ashton. Excellent private schools can be found in Warminster, Dauntsey's at West Lavington, Stonar at Atworth, Salisbury, Marlborough, Bath and St Mary's at Calne with state schools in Devizes, Warminster, Trowbridge, Bradford on Avon, Melksham and Frome.

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

Riding out from the yard is via a series of country lanes and bridleways. There are some excellent competition and training venues in the area offering both affiliated and unaffiliated competitions catering for all disciplines. There is also a good choice Pony Clubs and Riding Clubs in area including Bath Riding Club, Saxon Dressage Group, Wylve Valley and Avon Vale Pony Clubs.

Agents note

A footpath crosses the land from Baynton Way by the all-weather riding arena diagonally across the land to the corner of the field by Highview House on to Westbury Road.

The land (excluding the gardens) within the area edged in blue is offered for sale subject to an Overage (Uplift) clause. The terms will be 20% of the increased value and will apply for 7 years from the date of a sale.



Local Information

Local Council: Wiltshire Council

Council Tax Band:

Heating: Oil fired heating.

Services: Mains water and drainage. Electric.

Tenure: Freehold



Motorway Links



Train Links

- Westbury. Bath
- Warminster. Salisbury



Nearest Schools

- Bratton
- Westbury. Warminster



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