Rendells Farm Holiday Cottages

All Cannings, Devizes, Wiltshire, SN10 3PA
At a glance

- 3/4 bedroom Grade II Listed barn conversion.
- 5 self-contained holiday units.
- 2 well stocked coarse fishing lakes.
- Workshop with planning potential.
- Site extending to 10 acres (4 ha).
Holiday Accommodation and Coarse Fishing Business in Wiltshire.

A 4 bedroom Grade II Listed detached barn conversion with 3 holiday lodges, 2 holiday cottages, 2 coarse fishing lakes set in 10 acres.

The Property

The property is located in the village of All Cannings, which is a picturesque village with a primary school, church, public house and village shop. Devizes 5 miles, Marlborough 11 miles and 18 miles to junction 15 of M4.

There is a main line railway station at Pewsey, 6 miles away with London Paddington service. There are independent schools in the area including Dauntsey’s School near Devizes and Stonar, Atworth.

Popular tourist attractions near include Lacock Abbey near Chippenham (National Trust) and the National Trust village of Lacock itself. Caen Locks, near Devizes, which is a flight of 29 locks on the Kennet & Avon canal.

Bowood House and Gardens, near Calne is a popular attraction with its children’s adventure playground and is well known in the area for its golf course. Further afield there is Salisbury Plain and the picturesque town of Bradford-upon-Avon.

The Old Barn
A Grade II Listed barn conversion of timber frame with weatherboards comprising of 4 bedrooms arranged over 2 floors.

Ground Floor
Kitchen
Dining Room
Sitting Room
Utility Room
Bedroom 1
Bedroom 2
Family Bathroom
First Floor
There are 2 mezzanine floors which are accessed from the ground floor separately with their own staircase.

Bedroom 3 with en-suite bathroom.
Bedroom 4 with separate w.c.

Outside
Behind the barn conversion there is a private rear garden laid mainly to grass with an apple orchard, greenhouse and vegetable patch.

Workshop
At 9.4m x 5.95m of brick and timber construction, mezzanine floor and adjoining lean-to 9.42m x 6.99m (the building has potential to be converted into additional holiday letting cottage subject to gaining the relevant planning consents).
The 3 detached lodges are set away from the main residence, which have the benefit of their own parking and have views over the fishing lakes and the surrounding countryside.

The Cottages
A pair of semi-detached single storey cottages known as Penn Cottage and Pound Cottage, which have been converted from traditional barns and provide high quality 2 bedroom accommodation with open plan kitchen/living area together with the benefit of a garden area to the front for seating.

The Lodges
The 3 detached lodges are set away from the main residence, which have the benefit of their own parking and have views over the fishing lakes and the surrounding countryside.

The lodges have been comprehensively fitted out with flat screen televisions, DVD players, modern kitchens and have the benefit of gas LPG central heating.

Kingfisher Lodge
A single storey detached lodge providing entrance hall, open plan sitting room, dining room, kitchen area, hall, 3 bedrooms (master en-suite shower room) and bathroom (sleeps 6).

Heron Lodge
A single storey detached lodge providing entrance hall, open plan sitting room, dining room, kitchen area, hall, 3 bedrooms (master en-suite shower room) and bathroom (sleeps 6).

Moorhen Lodge
A single storey detached lodge providing entrance hall, open plan sitting room, dining room, kitchen area, hall, 3 bedrooms (master en-suite shower room) and bathroom (sleeps 6).

Outside
Timber insulated guest laundry room with washing machine, tumble dryer, guest freezer plus fridge for bait. DVD Library and rear lockable store.
The Fishery
Comprising of 2 established spring fed lakes with mixed coarse fish species.

Top Lake
Extending to 1 acre (0.4 ha) with a maximum depth of 5.5ft. Stocked with carp up to 20lbs, tench, rudd and roach.

Bottom Lake
Extending to 0.8 acres (0.3 ha) with a maximum depth of 5ft. Stocked with carp up to 18lbs, tench, bream, perch, rudd and roach.

Paddock
The property also has the benefit of a grass paddock which has been divided into pens for animal petting for the guests with chickens, ducks and pigs.

Beyond the 2 lakes is a further paddock extending to approximately 2 acres (0.8 ha), which has the potential for equestrian use.

The Business
The income is currently generated from the holiday accommodation with exclusive fishing on the lakes for the guests. The accounts for the year ending 30th April 2017 show a turnover of £97,999. Profit and Loss accounts are available to interested parties after viewing.

Services
The barn benefits from oil fired central heating, mains water and electricity. Mains drainage.

The holiday cottages benefit from an electric storage heating system, mains water and drainage.

The holiday lodges benefit from bulk LPG gas central heating, mains water, electricity and drainage.

Planning
There is no occupancy restriction attached to the main dwelling. Occupancy for the holiday cottages and lodges is restricted to 4 weeks out of 6 (per occupant).
Rates
Rateable value 2017/18 - £3,800
The business currently qualifies for 100% small business rate relief.

Council Tax Band F - 2018/19

Agents’ Notes
Tenure & Possession
The property is offered for sale freehold as a whole with vacant possession on completion.

Fixtures, Fittings & Stock
The sale is inclusive of trade inventory to include furnishings, fixtures and fittings within the holiday letting cottages and lodges excluding any personal items, together with fish stocks within the lakes. Fenn Wright/Humberts are not liable in any way for the quality or quantity of the fish stocks, nor any death or disease that may affect such stocks. Purchasers must satisfy themselves as to the quality and quantity of the fish stocks prior to purchase.

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Local Authority
Wiltshire Council,
Bythesea Road,
Trowbridge,
Wiltshire BA14 8JN

Photographs taken: 2018
Particulars prepared: July 2018

Guide Price
£1,450,000
Plans
Approximate Gross Internal Area = 222.9 sq m / 2399 sq ft (Excluding Void / Eaves Store)
Outbuilding = 110.2 sq m / 1186 sq ft
Holiday Cottages = 123.8 sq m / 1332 sq ft
Total = 456.9 sq m / 4918 sq ft
Directions

From M4 junction 14 take the A338 towards Hungerford. Turn right at the first roundabout still heading into Hungerford. At the White Bear roundabout turn right for Marlborough on the A4. Go through Marlborough staying on the A4 and head for Calne.

Travel for approximately 2 miles and turn left for Lockeridge and onto Alton Barnes where you will turn right to All Cannings. Carry on for approximately 1½ miles and turn left for All Cannings.

Go over the canal bridge and take the first right signed to All Cannings and brown tourist sign to Kings Arms into Greenhouse road. As you come into village the road splits (village green triangle). Take the left fork and Rendells Farm is clearly signed straight ahead.

*Safety Note to Fishery Buyers*
Please ensure care is taken when viewing and walking near to lakes and areas of water. Do not walk close to the edge of waterways, and ensure children are supervised at ALL times.

Lakes, Ponds & Rivers can be very dangerous so THINK SAFETY FIRST!

To find out more or book a viewing

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