



**BOWDEN HILL HOUSE**  
Lacock

**Carter Jonas**

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## **BOWDEN HILL HOUSE, 36 BOWDEN HILL, LACOCK, CHIPPENHAM, WILTSHIRE, SN15 2PP**

### **DESCRIPTION**

Grade II Listed country house dating from the mid 19th Century occupying a commanding position at the top of Bowden Hill. Dilapidated outbuildings. Private setting with potential panoramic views over the surrounding countryside. Amenity, mainly deciduous woodland and pasture land. In all about 34 acres (13.76 hectares).

Bowden Hill House lies at the end of a gravel drive crossing the National Trust Common at the top of Bowden Hill and leading to pillared wrought iron entrance gates. The property occupies a commanding and secluded position set in mature wood and pasture land facing almost south and with potential panoramic views over West Wiltshire. The majority of the wood and pasture land drop away to the south below the house. The property was built in the mid 19th century in a Jacobean style built with rich red brick elevations with local stone quoins with mullion windows topped with curved gables under a clay tile roof.

### **SITUATION**

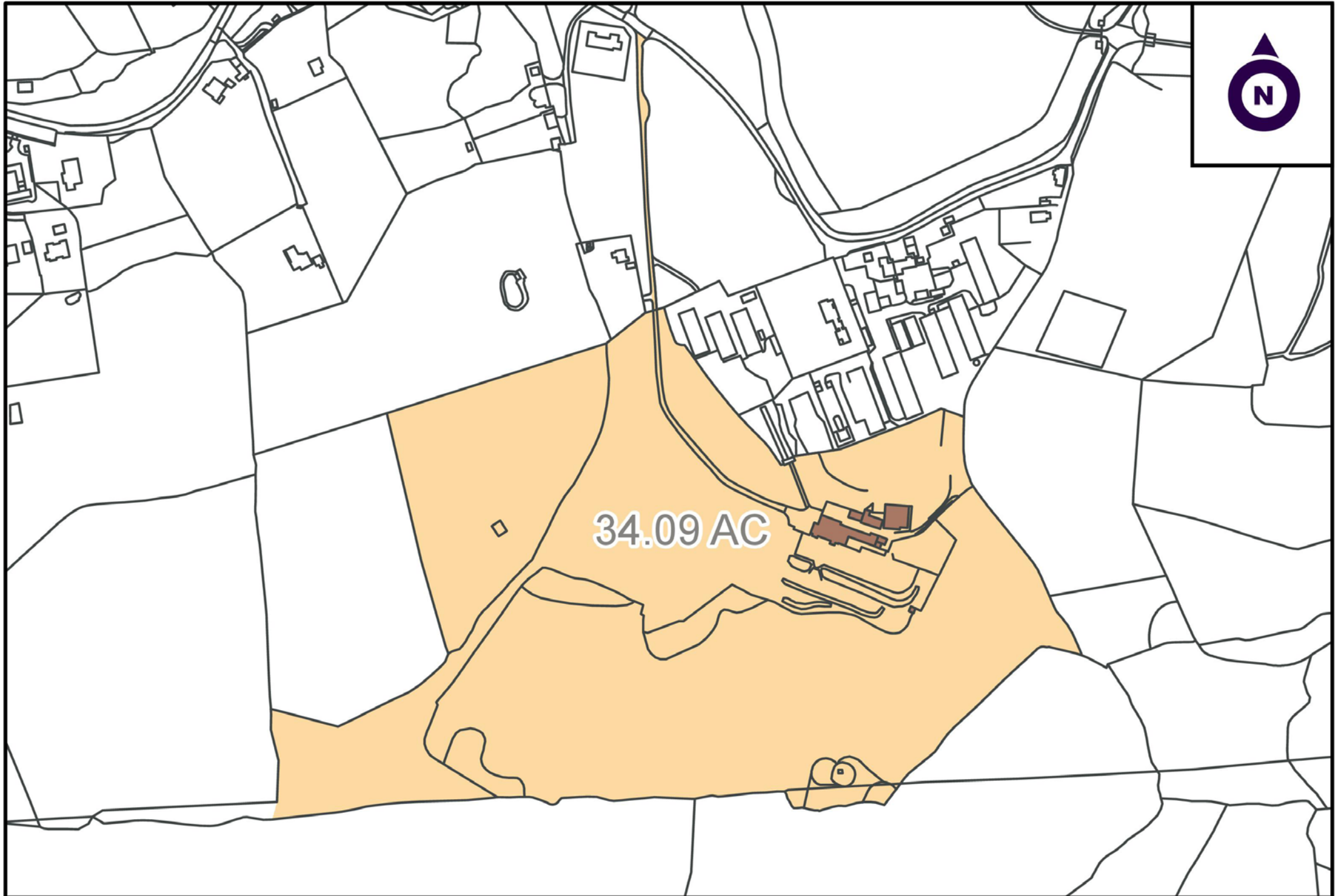
Bowden Hill House is situated at the top of Bowden Hill above the picturesque National Trust village of Lacock. Chippenham lies approximately 5 miles to the north with its main line rail service to London Paddington (approx. 75 mins). Bath lies approximately 14 miles west and J17 of the M4 is 7 miles to the north.

### **AMENITIES**

The village has a good selection of amenities with a pretty church, local store/Post Office, five pubs (two of which are within walking distance), cafes and a large garden centre with a farm shop. There is a highly regarded primary school in the village, and there are a number of exceptional schools within the surrounding areas.

**A SUBSTANTIAL COUNTRY HOUSE, PRIVATELY SITUATED, AND REQUIRING COMPLETE RENOVATION.**





34.09 AC





### SPORTING

Bath, Chippenham, Corsham, Devizes and Marlborough are all nearby offering a wider selection of amenities. These include racing at Bath Racecourse, Polo at Westonbirt and Cirencester, water sports at the Cotswold Water Park. Bowood Hotel Spa and Golf Resort is also nearby providing a great place to relax and unwind.

### MANSION

The Grade II Listed mansion dates from 1850 – 1860. It is constructed of squared ironstone with ashlar dressings, Bridgwater tile roofs and shaped ashlar stacks.

Approached through entrance gates, the entrance drive meanders through woodland to the front door. The extensive accommodation includes an imposing galleried reception hall, large principal reception rooms and domestic offices on the ground floor, spacious principle bedrooms, bathrooms and a separate flat on the first floor and secondary bedrooms on the third floor.

The house requires extensive renovation with huge potential to be reinstated to its former glory.

### BUILDINGS

To the north of the house lies a range of dilapidated stone outbuildings, substantial in size and once forming stables with groom's accommodation over, a squash court, dairy with former living accommodation above and various storerooms. Further north, close to the former orchard, is a swimming pool (disused). To the south and below the house is an 'Ice House'. A steel frame for a large agricultural storage building has been erected in the woodland to the north.

### LAND

The land is surrounded by former terraced gardens, a former orchard and untended, mainly deciduous woodland. To the south and east permanent pasture fields drop away from the escarpment providing wonderful views of the surrounding farmland.

There are approximately 20 acres (8.09 hectares) of pasture and the property extends in all to about 34 acres (13.76 hectares).



## ADDITIONAL INFORMATION

**Tenure:** The property is freehold and vacant possession will be given upon completion.

**Planning:** The house is Grade II Listed.

**Services:** Mains water and electricity. Private drainage system.

**Wayleaves, Easements and Rights of Way:** The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

**Health and Safety:** Potential purchasers are requested to take particular care when inspecting the property. Potential

purchasers are requested to wear supportive footwear for viewings, and are advised to be conscious of potentially uneven, steep and slippery ground surfaces.

**EPC:** Band G

**Council Tax:** Band H

**Local Authority:** Wiltshire Council

**Directions:** From the National Trust car park in Lacock, travel east with the Abbey on the left. Climb almost to the top of Bowden Hill. Fork right, just after the Church, on to the gravel drive leading to the property.

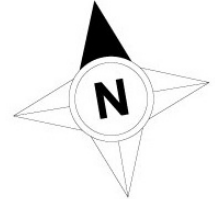
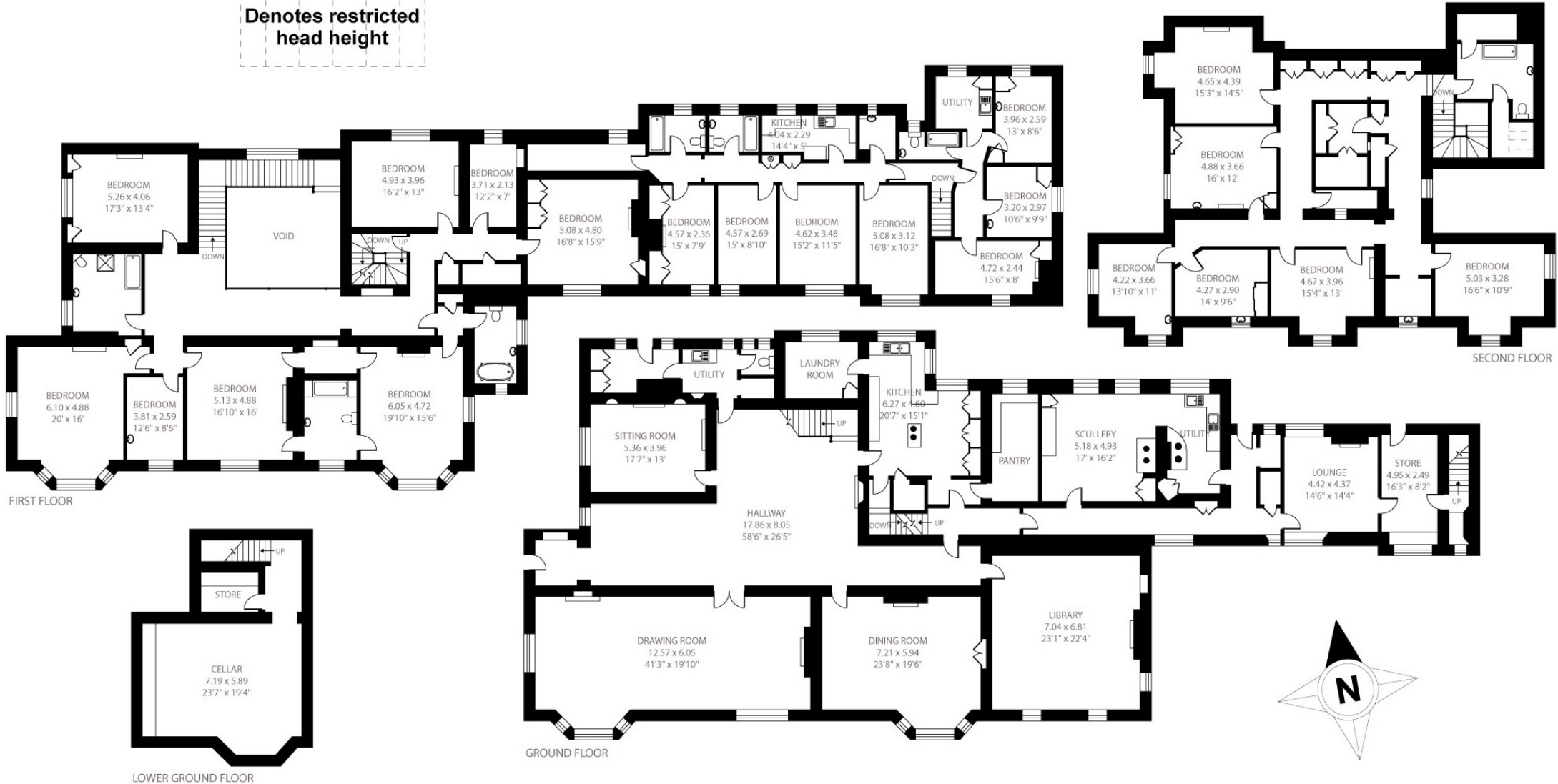
**Viewings:** Strictly by appointment with Carter Jonas.



# Bowden Hill, Lacock, Chippenham, SN15

APPROX. GROSS INTERNAL FLOOR AREA 13258 SQ FT 1231.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & VOID)

Denotes restricted head height



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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