



## SITUATION

Market Lavington 1.5 miles, Devizes 4.8 miles, Warminster 13 miles, Frome 16 miles, Marlborough 19 miles, Salisbury 21 miles, Bath 22 miles.

**Mainline Station:** Westbury to London Paddington 1h33m

**International Airports:** Bristol 42 miles, Bournemouth 45 miles, Southampton 46 miles.

**Road Links:** A303 10 miles, M4 J17 20 miles

**Education** The area abounds with good schools including Dauntsey's, St Francis Pewsey, St Marys Calne, Warminster, Stonar, St Johns Marlborough and Marlborough College. There are girls and boys grammar schools available in Salisbury. Local primary schools can be found in Devizes and Urchfont. For further details on independents see [www.isc.co.uk](http://www.isc.co.uk) and [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk) for state schools information

**Local, Sporting & Recreational** The Planks Farm Shop and café are about 5 miles distant, with everyday amenities found in the market town of Devizes which provides a good range of shopping and recreational facilities. Local amenities include post office, supermarkets including Waitrose in Melksham, doctors surgery, pubs, garage and a sports centre. A more comprehensive range of services available in Salisbury, Marlborough and Bath. There are plentiful walking, riding and cycling opportunities directly from the property. Racing can be enjoyed at Salisbury, Newbury and Bath. Golf can be played at Bishops Cannings, Erlestoke, Bowood and Marlborough. Sailing and water sports can be enjoyed along the south coast. See [www.visitwiltshire.co.uk](http://www.visitwiltshire.co.uk) for more details.

## A'BECKETT'S HOUSE

The property is approached by a tarmac drive with ample parking.

The house is of brick construction under a tiled roof, built in 1974 with the walled garden from the former manor house. The house is light and spacious with stunning views over the vineyard and down towards Semington Brook.

The house comprises;

- Entrance hall
- Kitchen
- Sitting room with balcony
- Dining room
- Living room
- Study
- Cloakroom
- Utility
- Master bedroom
- Three further double bedrooms
- Family bathroom
- Eaves storage

Generous south facing patio and the large walled garden is mainly laid to lawn with some mature boarders and trees.

The property is currently subject to an Agricultural Tie (AOC), which the vendors have applied to be removed (March 2024).

### a'Beckett's Vineyard, Littleton Panell, Wiltshire

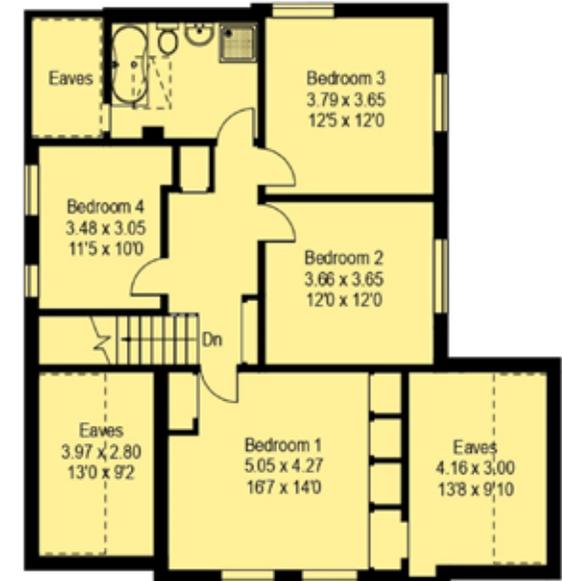
Main House Approximate Gross Internal Area :- 233 sq m / 2507 sq ft

Total Approximate Gross Internal Area :- 467 sq m / 5025 sq ft

 = Reduced headroom below 1.5 m / 5'0"



Ground Floor



First Floor



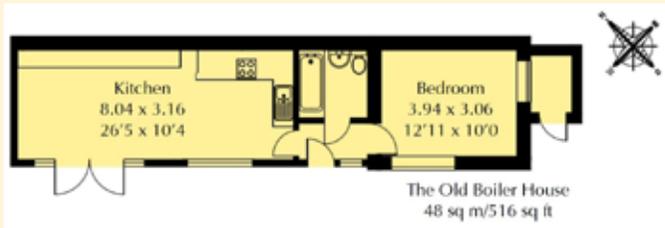
## THE OLD BOILER HOUSE

At the bottom corner of the walled garden is The Old Boiler House, which is an immaculate one bedroom annexe built in 2019.

Currently used as a lucrative Air BnB but previously has been used for a family member.

The Old Boiler House is approached from the hard standing track past the vines with its own parking and enclosed garden.

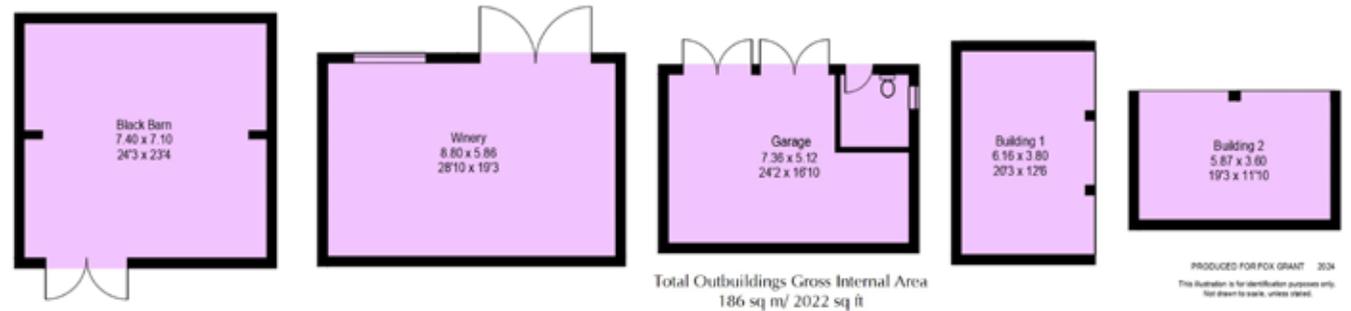
- Open Plan Kitchen/ Living room
- Bathroom
- Double Bedroom
- Large Patio
- Raised Borders



## OUTBUILDINGS

The property benefits from a range of outbuildings including:

- Black Barn - Located near the Annexe, built in 2019.
- Winery - Located adjacent to the house.
- Garage - Double Garage with WC, built in 2013. connected to mains water and electric.
- Mobile Home - used by temporary staff as a rest room.
- Outbuildings - Pole Barn and Timber framed open fronted store.



## VINEYARD & ORCHARD

The majority of the land is utilised for the vines and fruit trees. The perimeter is deer fenced and the vendor has used local farmers sheep to graze the grass in winter months.

The vineyard produces red, white, rose and sparkling wine. There is also an apple and pear orchard producing cider, perry and apple juice. The vineyard has been owned by the current vendor for over 20 years.

### Vines

2001 - Approx. 5,100 vines of five different varieties.

2009 - A further 7,100 vines adding another two varieties

2017 - Another 1,000 Chardonnay vines planted.

All vines are trained as single or double guyot depending on vigor. The grapes are picked and harvested in October. For the last two years the vendors have sold the crop. Prior to this they processed and bottled the crop in Somerset before selling it from A'Becketts Vineyard.

There are around 600 mature apple trees aged between 40 and 70 yrs of age. With a mixture of nine varieties including Lord Lamborne, Spartan and Laxton Superb used to produce apple juice.

There are also about 70 perry pears and cider apple trees. Including ten different varieties to produce perry and six varieties producing cider. The orchard has not had any chemical sprays.

2024 Crop by separate negotiation

## LAND

The majority of the land is utilised for the vineyard and orchard. Which is gently sloping with greensand over a chalk base. A hardcore track runs along the top of the vineyard allowing good vehicular access. The paddock accessed from the bridleway is about 5.4 acres of mature mainly level pasture. The Eastern boundary abuts the bank of Semington Brook over which the property benefits from single bank fishing rights. There is direct bridleway access from the eastern boundary (see sale plan).

## AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Plans, Areas and Schedules** These are based on the Ordnance Survey and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

**Local Authorities** Wiltshire Council Tel: 0300 456 0100

**Energy Performance Certificate** D

**Council Tax Band** F

**Services** Mains water and electricity. Private drainage to septic tank. Oil fired central heating.

**Fixtures & Fittings** Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.

**Tenure** The property is sold as Freehold and will be sold with vacant possession on completion.

**2024 Crop** By separate negotiation

**Particulars** Prepared by Rose Grant April 2024

**Property Code** CV,EQ,SH,FL,TL





## VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. Please contact **Rose Grant** or **William Fox Grant** for further details or email [rose@foxgrant.com](mailto:rose@foxgrant.com)



Rose Grant



William Fox Grant

# Fox Grant

**A'BECKETT'S VINEYARD  
SN10 4EN**

## DIRECTIONS

Postcode: **SN10 4EN**

From the A303 head north on the A360 approximately 11 miles towards Devizes. After passing the entrance to Dauntsey's School on your left hand side continue about 0.5 mile and the turning to a'Beckett's Vineyard will be found on the right hand side as indicated by the Fox Grant sale board.

[foxgrant.com](http://foxgrant.com)

COUNTRY  
& VILLAGE

FARMS, LAND &  
SMALLHOLDINGS

TRUSTPILOT  
★★★★★

EQUESTRIAN  
SPECIALISTS

TOURISM  
& LEISURE