



**BOWOOD**

**PINHILLS FARMHOUSE**

**BOWOOD ESTATE, CALNE, SN11 0LY**



TO LET UNFURNISHED ON AN ASSURED SHORTHOLD TENANCY

Rent £4,250 per calendar month, plus outgoings

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For further information please contact Lorraine Hulbert at the Bowood Estate Office  
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### SITUATION AND DESCRIPTION

Pinhills Farmhouse is a period farmhouse, uniquely positioned in a private setting on the Bowood Estate. This spacious detached property with a rich history, has the benefit of mature landscaped gardens surrounding the property, a garage, parking, stabling (with grazing) and outbuildings.

The property enjoys easy access to Calne (1mile), Chippenham (8 miles) and Devizes (8miles). Chippenham has the benefit of a mainline railway station (London – 1hr 15mins) and access to J17 of the M4.

The accommodation (c.4,284 ft<sup>2</sup>) is arranged over three floors and comprises:

- Entrance hall
- Kitchen/Breakfast Room
- Dining Room
- Drawing Room
- Utility Room and boot Room
- Downstairs W/C
- Master bedroom with en-suite
- Five further bedrooms and two-family bathrooms

### GENERAL INFORMATION

TENURE	The property will be offered unfurnished on an Assured Shorthold Tenancy Agreement, with an initial fixed term of 12 months.
RENT	£4,250 per calendar month, payable in advance by standing order on the first day of each month.
DEPOSIT	£4,903 being equivalent to five weeks rent.
SERVICES	Mains electricity, water and private drainage are connected to the property. Oil fired central heating throughout.
COUNCIL TAX	Band H.
VIEWINGS	Viewings strictly by appointment.



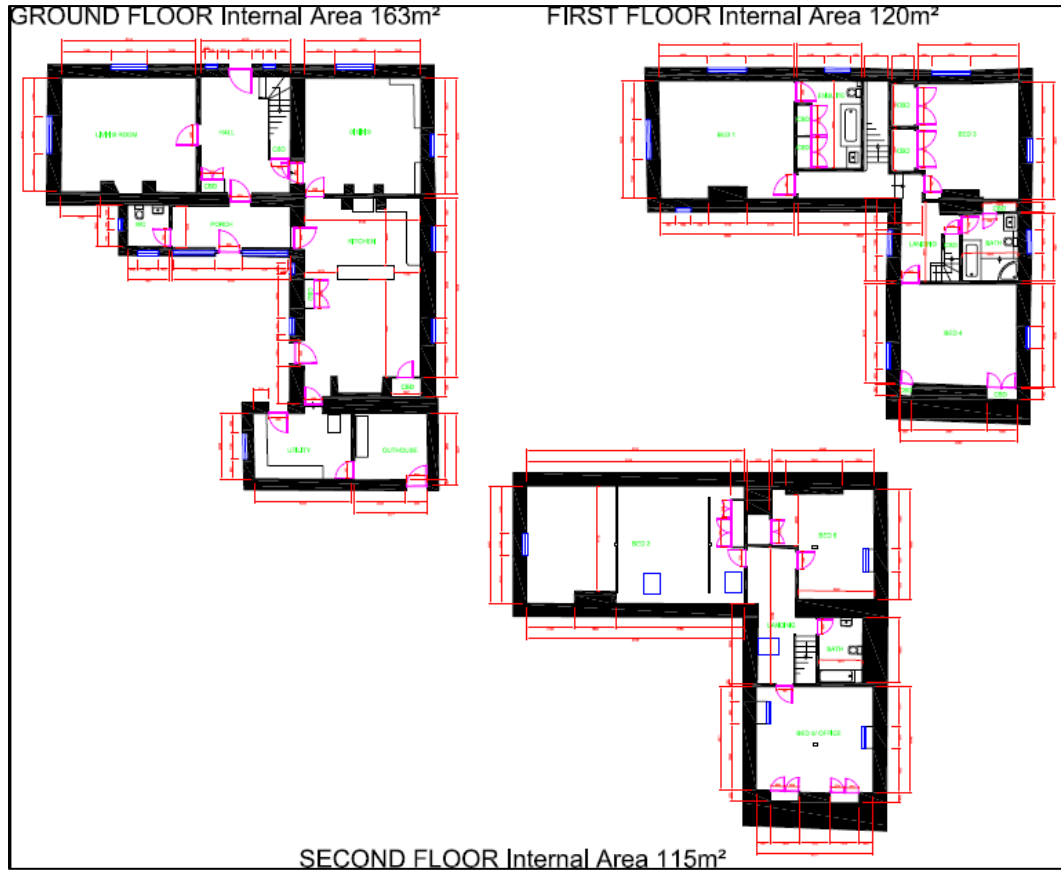
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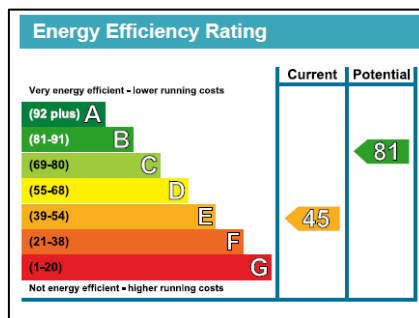


# BOWWOOD

## FLOORPLAN



## ENERGY EFFICIENCY RATING



Particulars prepared 24<sup>th</sup> September 2024. Every care has been taken to ensure that these particulars are correct, but parties must satisfy themselves as to the accuracy of all statements. No warranty is intended or implied. Successful tenants should keep a copy of these particulars for future reference.