



Frying Pan Farm, Broughton Gifford, Wiltshire  
In Excess of as a whole £1,200,000 Lot 1: £900,000

COOPER & TANNER  
THE ART OF AGENCY

# Frying Pan Farm, Broughton Gifford, Wiltshire SN12 8LL

An attractive Grade II listed four bedroom farmhouse, with attached two bedroom cottage and a range of period and modern farm buildings, with up to 41 acres of arable and pasture land.

- House, buildings and 10 acres
- Period farmhouse – 4 bedrooms
- Period features retained
- Attached cottage – 2 bedrooms
- Agricultural buildings, traditional barns
- Private location, long drive
- Centrally set homestead
- Available as a whole with 41 acres
- Arable and pasture land

## Viewing

Strictly through Cooper & Tanner on 01373 455060

## Description

A period farmhouse dating back to the 1600's set at the end of a long private driveway, with an attached two bedroom cottage and extensive range of outbuildings. Having been recently refurbished, redecorated and with newly fitted carpets. The farmhouse retains period features including exposed beams, period panelling and stone mullion windows.

Located at the end of a long private driveway there are a useful range of outbuildings and these and the house are surrounded by the land. Therefore the property would suit a variety of uses and in particular offers potential for equestrian or agricultural use. The former farm building may be suitable for conversion, subject to consents.



## The House

Oak front door to entrance hall with flooring, period wooden panelling and stairs to the first floor. The drawing room has double glazed stone mullion windows to the front and side with an inglenook fireplace and exposed beams. On the other side of the hallway is a sitting room with double glazed stone mullion windows to the front and side and exposed beams. The dining room overlooks the gardens and has double glazed stone mullion windows and exposed beams. The kitchen is fitted

with a range of floor and wall cabinets, with a stainless steel sink, electric double oven and ceramic hob with extractor fan over. Finished with a stone tiled floor, a larder cupboard and oil fired boiler running the central heating. Completing the downstairs accommodation is a utility area and a cloakroom, with door to the rear yard area.

The first floor accommodation offers two bedrooms with en-suites and two further bedrooms and a family bathroom.

## The Cottage

The attached cottage has an interconnecting door to the main house which can be incorporated into the main house or remain a separate cottage. The entrance hall has a wooden floor with doors into the sitting room with stone mullion windows overlooking the courtyard and a fireplace with brick built surround and door to the utility room of the main house. The kitchen has been recently fitted with a range of wall and floor cabinets, a one and a half bowl sink, fitted electric oven, hob, dishwasher and washing machine. Upstairs there is a large double bedroom, single bedroom and a shower room.

## The Gardens

The gardens lie to the front and side of the house and are mainly laid to lawn with some shrub beds and a patio area.

## The Land

The land is level and currently in a mixture of grass and arable cultivation and divided into four main enclosures. The soil is classified on the Cranfield scale as 'Freely draining lime rich loamy soils.'

## Lotting

Lot 1: (edged Red) comprises the dwellings, buildings and two parts of larger fields which together with the yards, gardens and driveway and total 10.07 acres.

**Lot 2:** comprises 12.27 acres of arable land.

**Lot 3:** comprises 18.679 acres of arable land.

The Sellers will consider other options for more or less land with the house excluding some of the buildings.



# Frying Pan Farm



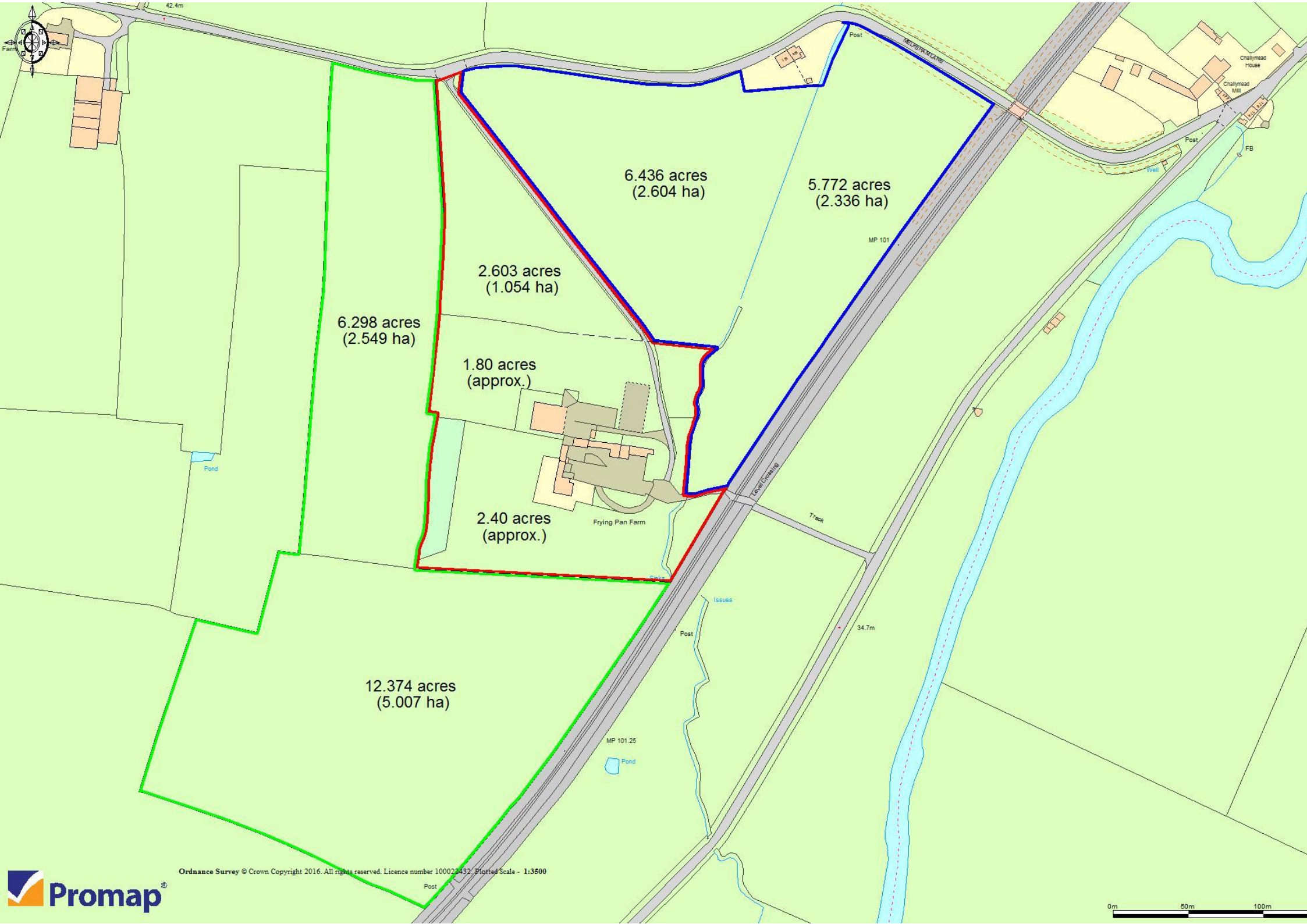
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All measurements are approximate and should not be relied on as a substitute of a professional survey.  
Plans to be submitted (where necessary) for planning purposes.

**IMPORTANT NOTICE:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

**Area and Sales Plans**

The area and the sale plan have been calculated and produced using Promap mapping software (Ordnance Survey Licensed) and referenced where possible to the HMLR Title plan, however they may not correspond with other mapping services. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.





6.436 acres  
(2.604 ha)

5.772 acres  
(2.336 ha)

2.603 acres  
(1.054 ha)

6.298 acres  
(2.549 ha)

1.80 acres  
(approx.)

2.40 acres  
(approx.)

Frying Pan Farm

12.374 acres  
(5.007 ha)

## The Outbuildings

Arranged around a yard area providing extensive parking and storage space the buildings briefly consist of:

**Block built workshop** 37'x14' plus 15'x6'6" with power and light.

**Former milking parlour** 30'x18' with power and light.

**Former Cow Byres** 66'x13' with power and light.

**Lean to store** 24'x11' with power and light.

**Stone open fronted garaging** 20'x26'

**Stone and block open fronted former cow byre** 40'x18' with adjoining store.

**5 bay steel portal framed barn** 75'x60'

## Location

The property enjoys a private position with extensive views of the farm land and beyond and is situated just outside the village of Broughton Gifford, and about a mile from Melksham.

The village has two public houses, a church, village hall, and a primary school. More extensive shopping facilities can be found in nearby Melksham and Bradford on Avon. Transport links are good with railway stations at Chippenham - 8 miles (London –Paddington) and Bradford On Avon- 4 miles (London-Waterloo). The M4 is about 10 miles away at Tormartin and Bath is 11 miles away. There are an abundance of leisure facilities and country pursuits in the area with countryside walks and cycle rides. Tourist attractions such as Bowood, Longleat and Chalfield Manor, Kennet & Avon canal and the beautiful villages of Lacock and Castle Combe and the picturesque Cotswolds.

## Education

Schooling in the area is excellent with a good selection of public and private schools including Stonar School, St Mary's Calne and Dautsey's.

## Equestrian Facilities

Equestrian facilities locally are good with West Wilts Equestrian Centre just down the road, the local Pony Club being the Avon Vale, and hunting with the Avon Vale of Beaufort Hunts.

## Services

Mains water to the house, private water supply and well for the farm, private drainage, mains electricity.

## Single Farm Payments

An appropriate number of Basic Premium Scheme Entitlements are available for transfer with the farmland.

## Rights of way

A footpath crosses the northwestern corner of the land.

## Heating

Oil fired central heating.

## Local Authority

Wiltshire County Council, County Hall, Trowbridge, Wiltshire BA14 0RD

**Tel:** 01225 776655

## Council Tax

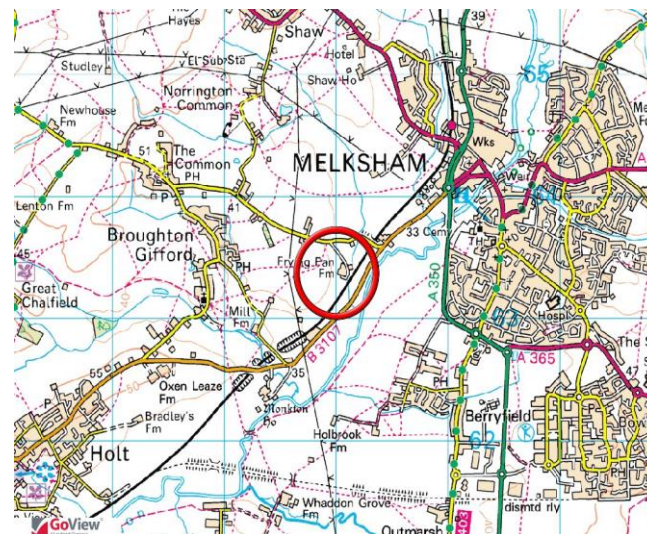
Council Tax Band: 'F'



## Directions

From the A350 and large roundabout by Countrywide Farms take the B3107 towards Bradford On Avon and then fork right signposted Broughton Gifford. The farm can be found on the left hand side with a pair of stone pillars.

**MDH Ref: 3540 July 2013**





**6 The Bridge, Frome, Somerset, BA11 1AR**  
**Tel: 01373 455060 E: [frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)**