

An aerial photograph of a two-story red brick house with a tiled roof and solar panels. The house is surrounded by lush green trees and a well-maintained lawn. A small outbuilding is visible to the left. The sky is blue with scattered white clouds.

Symonds
& Sampson

Amouracre Farm

West Ashton, Trowbridge, Wiltshire

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West Ashton, Trowbridge,
Wiltshire BA14 6DF

An outstanding grassland farm featuring adaptable
traditional outbuildings.



50.35 acres (20.37 ha)

- Conveniently located with appealing transport connections
 - Productive grassland
- Contemporary, energy-efficient four-bedroom home
 - Outstanding collection of traditional outbuildings (8007 sq ft)

Guide price £1,400,000

Freehold

For sale by private treaty
as a whole or in up to four lots

Lot 1 £700,000

Lot 2 £200,000

Lot 3 £200,000

Lot 4 £300,000

Devizes

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INTRODUCTION

Dating back to the early 1900s, Amouracre Farm is located in a secluded area accessed via its own lane. The farm serves as a prime illustration of a traditional grassland farm and extends to approximately 50 acres.

The farm offers a remarkable chance to leverage the traditional courtyard for different purposes, pending the required planning approvals.

The agricultural grazing land is positioned to the north east and south west of the farmhouse bordered by woodland.

SITUATION

Amouracre Farm boasts excellent access from the A350 and is located between Melksham and Westbury. Trowbridge, situated to the west of the farm, is within 4 miles and provides a wide range of services, including supermarkets, schools, shopping options, leisure facilities, and a train station.

Amouracre is well-connected by road, with the A350 leading south to the A303, which is approximately 15 miles away, and the M4 to the north, also 15 miles distant. The closest train station is in Trowbridge, however, direct trains are available from Westbury (3 miles to the southwest) to London, taking just over an hour. The nearest airport is Bristol, located approximately 32 miles to the west, or about 1 hour and 5 minutes by car.



LOT 1 - The Farmhouse

A classic property constructed of red brick, set in 1.14 acres of land. Located in a secluded area at the end of its own lane, the farmhouse possesses numerous attractive qualities and has been maintained to accommodate modern living.

The ground floor includes a contemporary kitchen, utility room, shower room, study/farm office, dining room, and a spacious sitting room that offers eastern views of the expansive countryside through well-placed bay windows. The area is bright and adaptable, featuring double glazing throughout.

The first-floor features three spacious double bedrooms along with a smaller double room designated as the fourth bedroom. Additionally, there is a large family bathroom. The property features a lengthy private driveway that provides sufficient parking space for multiple vehicles. This driveway includes a timber garage, which is currently used for storing garden equipment. The grounds are enhanced by two expansive formal lawns, bordered by meticulously planted hedgerows to ensure privacy.

Please see floorplan for accommodation and measurements.

West Ashton, Trowbridge

Approximate Area = 2040 sq ft / 189.5 sq m

Outbuilding(s) = 8007 sq ft / 743.9 sq m

Garage = 305 sq ft / 28.3 sq m

Total = 10352 sq ft / 961.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1334039



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LOT 2

The Farm Buildings

A comprehensive collection of conventional agricultural structures covering around 8007 sq ft (743.9 sq m). These buildings present an excellent opportunity for conversion to different uses, pending the required planning approvals, or can be used for agricultural purposes.

OUTBUILDING	DESCRIPTION	SIZE
1. Dutch Barn and Lean to	Part steel, part timber frame with tin roof and soil floor. Timber frame lean to.	Dutch barn 56'8 x 43'3, Lean to 43'3 x 9'9
2. Traditional building	L Shape, part stone and part brick elevations with timber frame, slate roof and internal cow/pig stalls.	10'7 x 17'4, 23'11 x 17'3
3. Traditional building	L Shape, part brick elevations part timber frame lean to, part concrete part dirt floor.	52'9 x 13'10, 27'11 x 17'3, 17'3 x 9'4
4. Traditional building	Red brick elevations, timber frame, tiled roof, soil floor.	14'6 x 9'2, 14'6 x 11'10, 14'6 x 7'6, 14'6 x 9'1
5. Timber framed wood store	Timber frame, tin clad and roof.	20'2 x 17'9, 17'9 x 9'
TOTAL:		8007 sq ft





THE LAND

The land consists entirely of productive pastureland characterized by gentle undulations. The land is classified as predominantly Grade 4 on the Agricultural Land Classification map with parts of Grade 3 in the most northern field. The soil is mainly classified as slowly permeable, seasonally wet, slightly acidic yet base-rich loamy clay. The land is divided into two primary parcels, each enclosed by post and wire fencing or hedgerows, and is presently used for grazing livestock.

The fields are stock proofed, with some featuring water troughs while others have a natural watercourse. The land is free from stewardship obligations and enjoys excellent access both internally and from the roadside.

LOT 3

Encompasses a total area of 18.96 acres and is located to the north east of the farmhouse.

LOT 4

Located to the south west of the farmhouse, Lot 4 encompasses approximately 28.82 acres. The land is all pasture that enjoys excellent roadside access and is secured for livestock.









SERVICES

Mains water supply to the farmhouse
Private water supply to the land
Private drainage
Mains electricity
Solar photovoltaics
LPG gas tank

DESIGNATIONS

The house and buildings are not listed. The farm is not in a Nitrate Vulnerable Zone, Area of Outstanding Natural Beauty or Site of Special Scientific Interest.

LOCAL AUTHORITY

Wiltshire Council, County Hall, Bythesea Road, Trowbridge,
BA14 8JQ
0300 456 0100
www.wiltshire.gov.uk
Council Tax - Band F
EPC - E rated

TENURE AND POSSESSION

Freehold with vacant possession on completion.

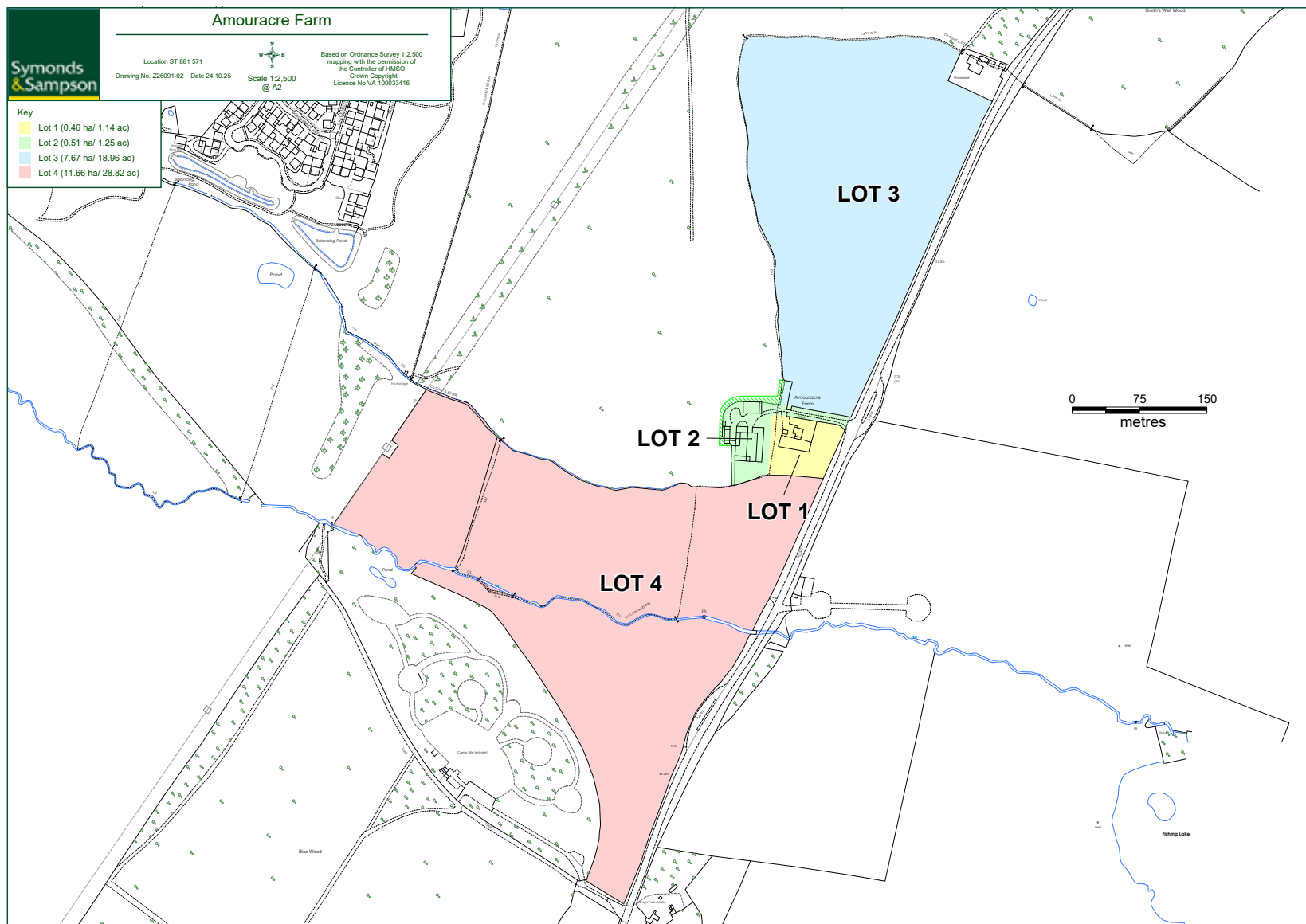
DIRECTIONS

What3words ///choppy.digesting.amplified

VIEWING

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Gabriella Placidi on 01380 710535

Photographs and Particulars August 2025.



DE/GP/210825



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