



Little Fairwood Farm, Fairwood, Dilton Marsh Wiltshire

£1,100,000 Freehold

COOPER
AND
TANNER



Little Fairwood Farm

Dilton Marsh Wiltshire BA13 4EL

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£1,100,000 Freehold

Description

Located at the end of a long track surrounded by open countryside, this pretty period and extended farmhouse is set with a range of outbuildings and stabling, gardens, copse and grassland totalling in all about 20 acres.

The House

Set in a truly rural location with the principal rooms all enjoying a double aspect and countryside views, the farmhouse retains many period features with exposed red brickwork, oak beams and fireplaces.

The front door leads into the sitting room with inglenook fireplace and exposed beam above. An enclosed staircase leads upstairs. The dining room also has exposed beams and floorboards and has nice views of the gardens. The kitchen is fitted with a range of wooden units and has a Belfast sink and exposed beams. There is also a conservatory overlooking the garden, pantry and boot rooms. Accessed from the garden there is a large, attached studio/office building and a further office and cloakroom/shower room. This space could provide further living space and would suit someone working from home. There are three bedrooms and two bathrooms on the first floor accessed via two staircases.

Outside

The gardens are mature and well planted with shrubs and trees and border open countryside. There are a range of traditional farm buildings that provide stabling and workshop space. There is a metal framed 3 bay steel barn that has been used for machinery and hay storage but would suit a variety of uses. There is an array of solar panels on the barn roof that provide domestic energy and also an electric car charging point. Adjacent to the drive is an all-weather riding arena with a sand and rubber surface and there are some all-weather turn out pens suitable for horses and ponies in the winter months. The land is fairly level but slopes slightly towards the railway line in one corner.

There is an excellent network of bridleways and hacking in the vicinity and excellent equestrian facilities close by. West Wilts Equestrian centre, Warminster Saddle Club, local pony clubs and riding clubs all have an extensive range of competitions for all ages and ability and are all on the doorstep.

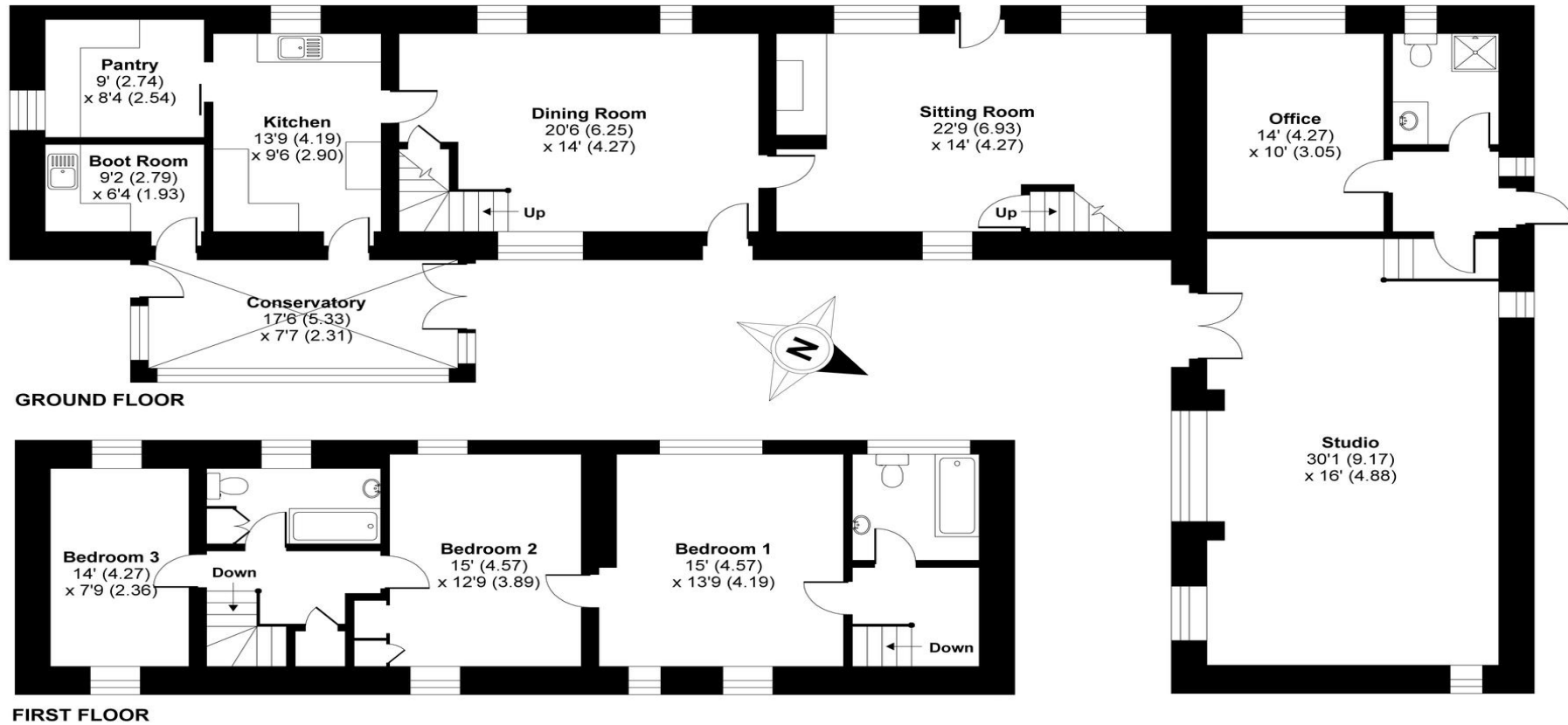




Fairwood Road, Dilton Marsh, Westbury, BA13

Approximate Area = 2602 sq ft / 241.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2021. Produced for Cooper and Tanner. REF: 721982



0m 20m 40m 60m

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Promap
LANDMARK INFORMATION

Location

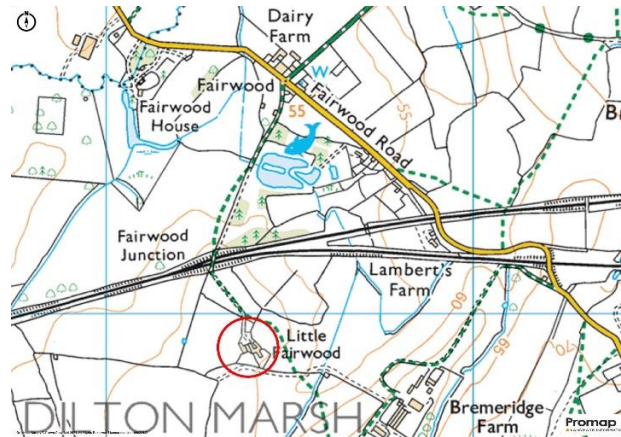
Set within open countryside just outside the village of Dilton Marsh and the hamlet of Brokerswood, just a few miles from the town of Westbury. Dilton Marsh is a well-equipped village which offers various shops, a pub and a primary school. The towns of Warminster and Westbury are all easily accessible, with nearby Westbury main line station for a direct service to London (Paddington). The cities of Bath and Bristol are both within commuting distance, and there are excellent private and state schools in Warminster, Frome and Salisbury. Recreational facilities locally are good with golf, fishing, tennis, bowls and horse racing close by, with tourist attractions such as Bath, Longleat, Stourhead, Westbury White Horse and Cley Hill all on the doorstep. The nearby village of Beckington also has the added benefit of a Marks and Spencer mini-supermarket and 24-hour garage and the outstanding and award-winning White Row Farm shop with Scallop Shell fish and chip shop.

Agents Note

Access to the property is via a long track that is uneven in places. A public footpath follows the drive and crosses our land as shown on the plan.

Directions

From the village of Dilton Marsh, turn into Fairwood Road, follow this lane crossing under the railway line. Continue through Penleigh over the two railway bridges and continue passing Fairwood Lakes Holiday Park and then turn left down an unmarked track. Continue down this track slowly as it is bumpy in places. Cross back over the railway line and Little Fairwood Farm is the only property at the end of this track.



General Information:

Local Council: Wiltshire Council

Council Tax Band: F

Heating: Oil fired central heating.

Services: Electricity. Private drainage. Mains water. Good mobile broadband via EE.



Motorway Links

- M4
- A36.



Train Links

- Westbury
- Warminster. Salisbury.



Nearest Schools

- Dilton Marsh.
- Westbury. Warminster





COOPER
AND
TANNER

FROME OFFICE
telephone 01373 455060
6 The Bridge, Frome, Somerset BA11 1AR
frome@cooperandtanner.co.uk

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