



Brook Farmhouse, Brook Lane, Westbury BA13 4EN

£575,000 Freehold

COOPER
AND
TANNER

Aerial view of surrounding area



Brook Farmhouse, Brook Lane Westbury, Wiltshire BA13 4EN

 5  3  2  c.5 Acres EPC N/R

£575,000 Freehold

Description

An attractive Grade II listed five-bedroom Farmhouse with attached outbuilding, gardens and paddocks in all about just over 5 acres.

Formerly the farm house belonging to Brook Farm, a dairy farm on the edge of Westbury this spacious family home borders the Biss Brook and has an attached period barn that offers potential for a variety of uses. The House has been well maintained over the years and has well-proportioned rooms with open countryside to one side. There is an adjoining paddock totalling about 4.8 acres.

On a daily basis the property is accessed to the rear with an ample parking area. A rear entrance hall has doors to the utility room and downstairs cloakroom. The Kitchen/breakfast room overlooks the gardens and paddock and has a range of wall and floor cabinets with an electric double oven and hob with extractor over. There is plumbing for a dishwasher and a solid fuel Rayburn is used for cooking and partial heating of the house. The dining room has a fireplace with red brick surround (capped off) and stone mullion windows overlooking the brook. The sitting room has French doors to the gardens with an exposed beam and fireplace with wooden surround.

The front entrance hall has an under stairs cupboard and there is a further cloakroom.

On the first floor the master bedroom has a fireplace, window to the front and built in wardrobes. There are two further double bedrooms and two single rooms with a recently fitted bathroom with bath and separate shower and a further bathroom.

Attached to the house but accessed from the outside is a farm office that could be incorporated into the house. An attached period red brick outbuilding/barn could suit a variety of uses subject to the necessary planning consent.

Outside

The gardens are to the front and side of the property and are bordered by the brook to the front and post and rail fencing to the side. The gardens are laid to lawn and there are some established climbing roses and shrub beds.

Agent's Note

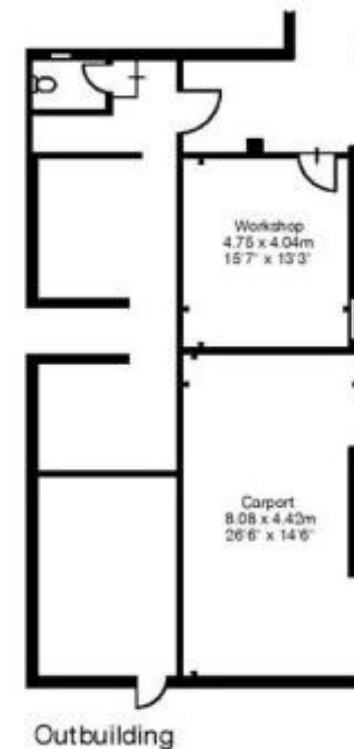
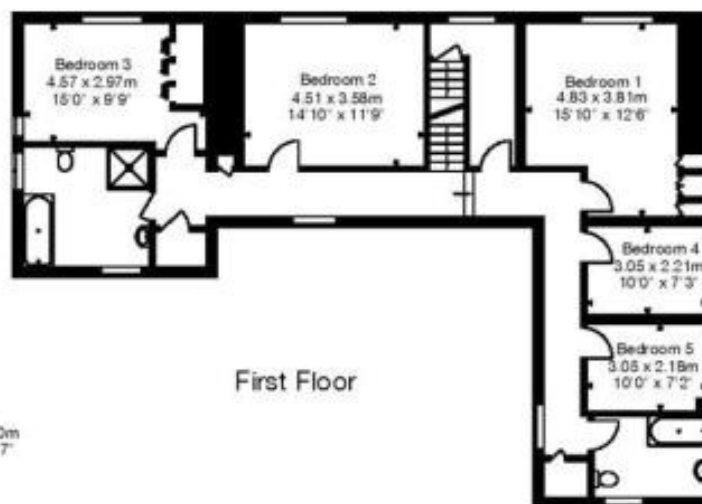
The adjoining farm buildings are also available at £775,000





Brook Farm,
 Brook Lane, Westbury,
 BA13 4EN
 Approx. Gross Internal Area
 2640 Sq Ft - 245 Sq M

Outbuilding
 Approx. Gross Internal Area
 1296 Sq Ft - 120 Sq M

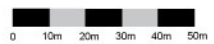


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 All Measurements are approximate and should not be relied on as a statement of fact.
 Plan is for illustration purposes only. Not drawn to scale.

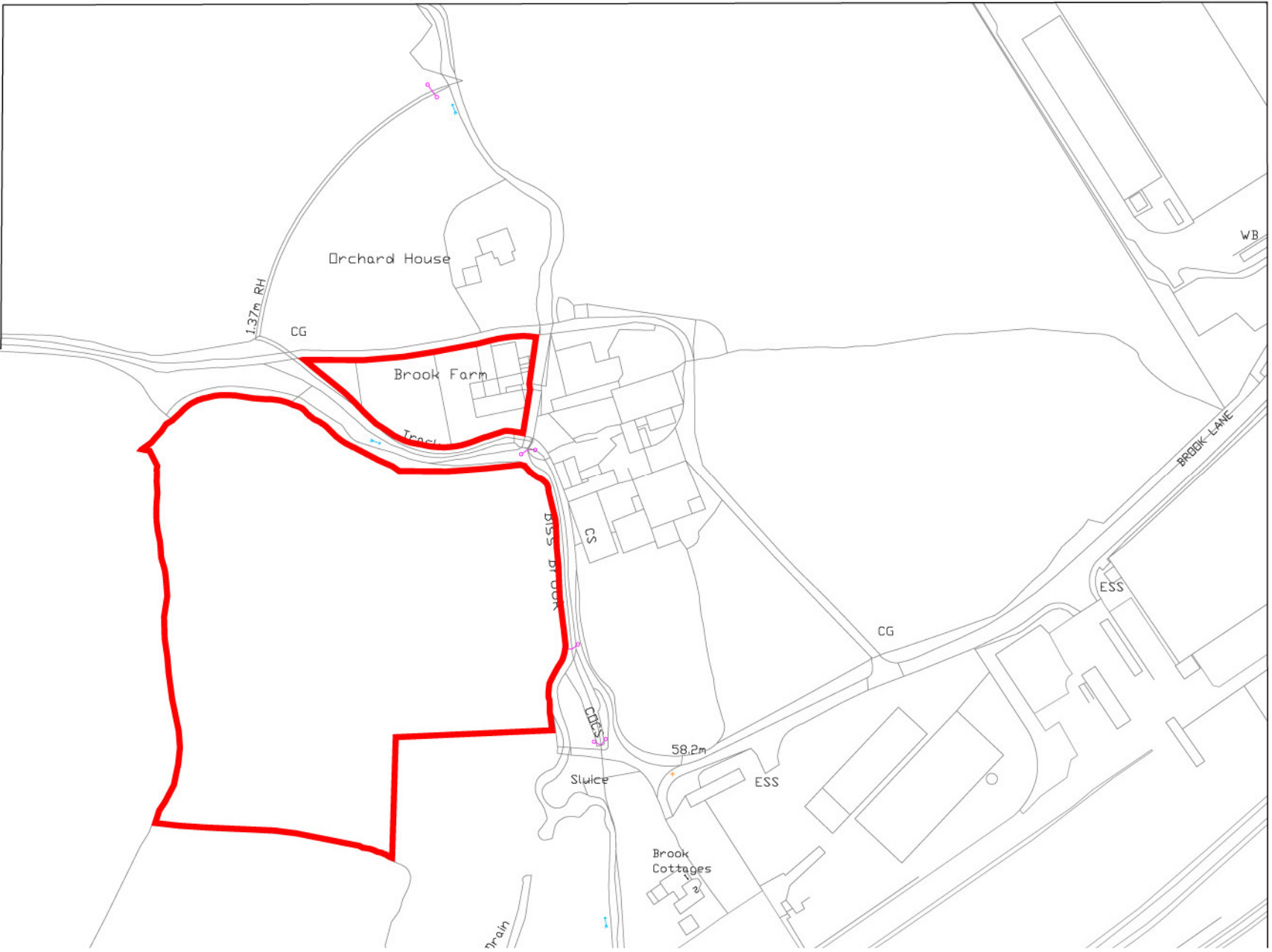
Capture.

152200 (Y)

384400 (X)



Scale 1:1000 at A2





Location

Set on the edge of Westbury, in close proximity to the Northacre Industrial Estate. Westbury has a good range of shopping facilities in the town with its mainline station - just 80 minutes to London Paddington. Trowbridge and Warminster are within 5 miles by road, and Bath about 20 miles. It is also well placed for the A303 and the M4. Schooling in the area is good with schools in Westbury, Warminster, Salisbury and Bath. The Westbury White Horse overlooks the property and provides miles of stunning countryside walks.

Directions

From the B3097 Station Road turn into Brook Lane. Follow this lane until you turn into Brook Drive which will be signposted Brook Farm. Continue past the farm buildings on your left and you will find Orchard House and Brook Farmhouse.

Viewing

Strictly through Cooper and Tanner on 01373 455060.

MDH Ref: 21/06.2018



Local Information Westbury

Local Council: Wiltshire

Council Tax Band: F

Heating: Solid fuel and electric heating

Services: Private drainage. Mains water and electricity

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



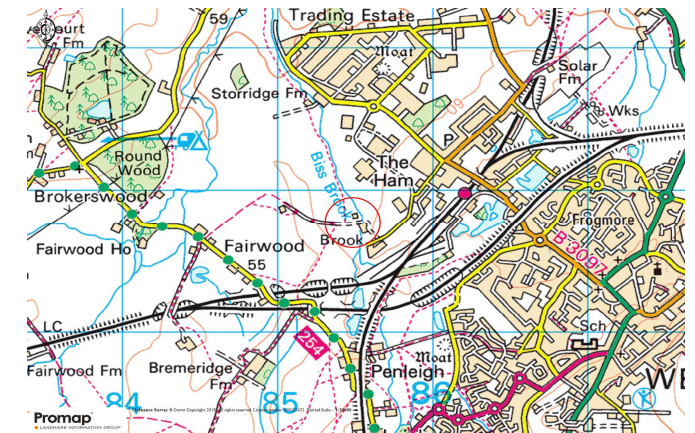
Train Links

- Westbury, Warminster
- Bath and Frome



Nearest Schools

- Westbury, Warminster
- Frome, Bath





View

FROME OFFICE

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