

# Westbrook Wiltshire

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# WESTBROOK FARM WESTBROOK CHIPPENHAM WILTSHIRE SN15 2EE

A Fantastic Home And Income Enterprise  
Occupying A Prominent Position With  
Outstanding Views

Offers In Excess Of £990,000

- Handsome Country farmhouse
- Self Contained Flat
- Three Converted Barns as Holiday Cottages
- Detached Two Bedroom Bungalow
- Great Business Opportunity
- or Ideal For Multi-Generation Living
- Garaging And Ample Parking
- Fabulous Far Reaching Views
- Lovely Gardens
- In All Nearly Three Quarters Of An Acre





## DESCRIPTION

With far reaching views over the Wiltshire countryside, Westbrook Farm is an attractive collection of traditional buildings including a handsome stone-built farmhouse with an integral, self-contained flat, a detached bungalow and three charming holiday cottages. Great for multi-generation living, it also offers scope to further develop a business opportunity and potential income stream.

The farmhouse (over 3200ft<sup>2</sup>) has two fine reception rooms in addition to a garden room and a small sunroom. A country cottage style kitchen/breakfast room has a useful scullery with a pantry, utility, cloakroom and cellar completing the ground floor. On the the first and second floors there are 6 double bedrooms, 2 family bathrooms and an en suite shower room arranged over. The 2-bedroom self-contained flat (currently let on an AST) has its own front entrance and could be reintegrated into the main house if so desired.

The detached bungalow is equally spacious (c.1471ft<sup>2</sup>) with a kitchen and utility, 2 double bedrooms - one en suite bathroom - plus a shower room, two generous reception rooms and a conservatory taking in the amazing vista beyond.

A range of traditional farm buildings has been converted to provide charming self-contained holiday cottages with light and airy accommodation, and recently updated kitchens and shower rooms.

The buildings are arranged around a gravelled courtyard, well screened from the road and adding privacy, there is ample parking and a single garage.

The wonderful gardens enjoy the panoramic views and are predominantly laid to lawn with established trees, shrubs and planted borders. There are various seating areas to sit and relax and enjoy the incredible views across the Wiltshire countryside.

## SITUATION

The property is situated in the hamlet of Westbrook which lies on the edge of the thriving village of Bromham; a village between the market towns of Devizes, Chippenham and Melksham. The larger centres of Bath and Swindon are all within easy motoring distance. Good road communications provide easy access to the M4 for London and the West Country with main line rail services available from Chippenham (Paddington about 75 mins). There is an excellent choice of both state and private schooling in the region and those with an interest in country and leisure pursuits are well catered for in the area.

Local amenities in Bromham itself include a butcher/village store, a farm shop, a primary school, a church and a noted inn The Greyhound. The excellent Westbrook Inn is within 500 yards.

## PROPERTY INFORMATION

Tenure: Freehold

Services: Oil fired central heating to Farmhouse & Bungalow. Mains water & electricity.

'Vortex 30' Private drainage system installed.

Flat & Byres 1,2 & 3: Electric heating. Mains water & electricity.

In all nearly three quarters of an acre

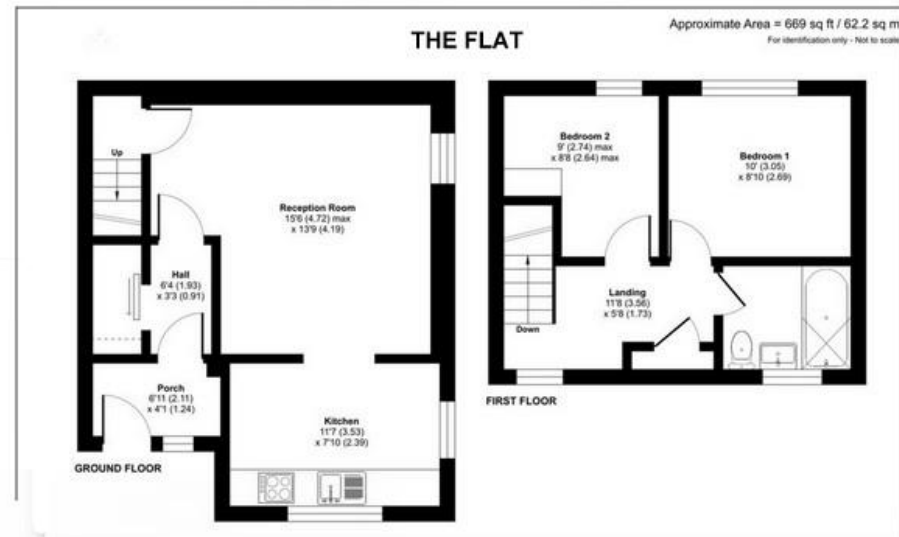
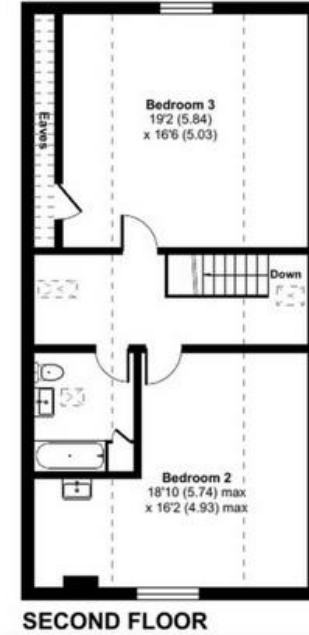
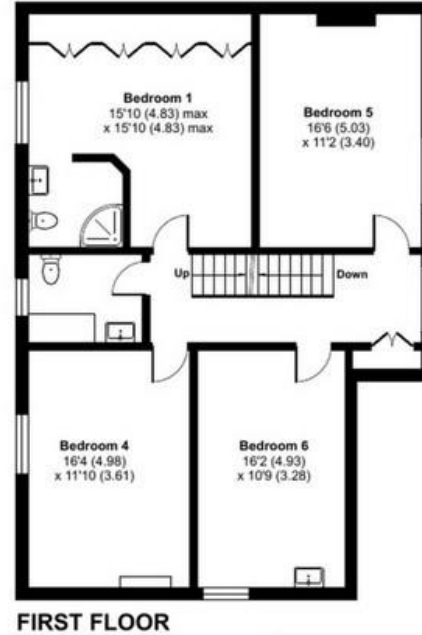
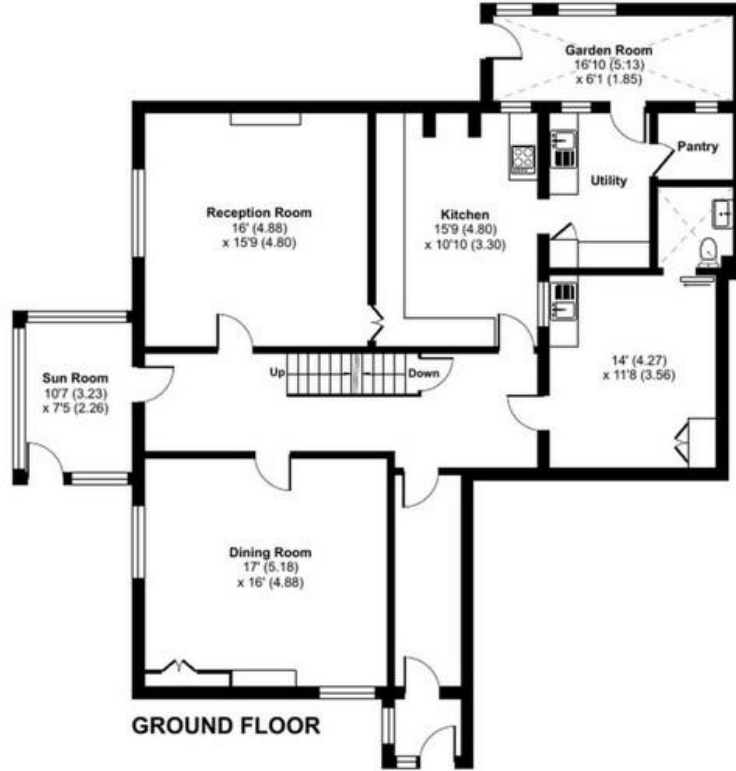
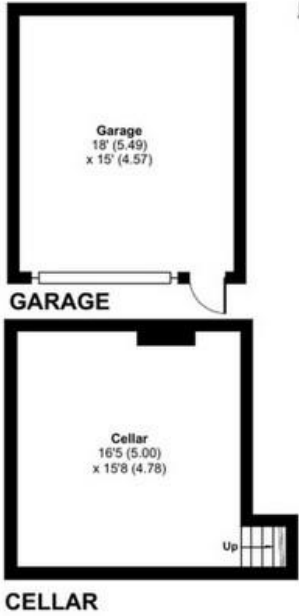




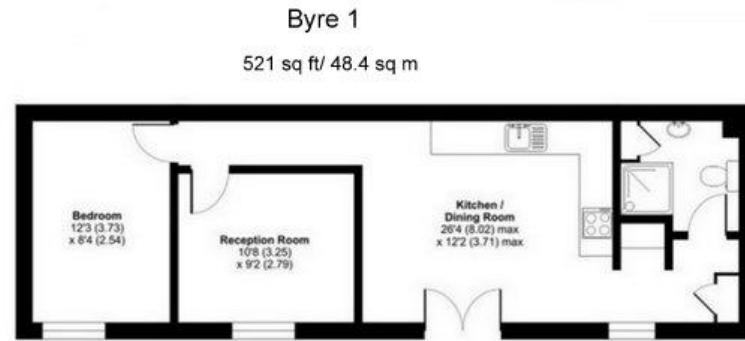


Denotes restricted head height

Approximate Area = 3235 sq ft / 300.5 sq m  
Limited Use Area(s) = 396 sq ft / 36.7 sq m  
Garage = 270 sq ft / 25 sq m  
Total = 3901 sq ft / 362.2 sq m  
For identification only - Not to scale







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