





📍 Pound Farmhouse The Pound, Bromham, Wiltshire, SN15 2HE

🏠 Guide Price £875,000

A charming Grade II Listed Farmhouse, with an attractive stone-built barn, in a lovely position on the edge of the village. In all nearly an acre plot.

- Grade II Listed Farmhouse
- 3/4-bedroom detached main house
- NO ONWARD CHAIN
- Substantial stone-built barn and outbuildings
- Circa 0.9 acre plot
- Sought after village location
- Brimming with character
- En-suite to principal bedroom
- 2 large reception rooms
- Ample driveway parking and double car-port

🏡 Freehold

🏠 EPC Rating





Dating back to circa 1610, this handsome Grade II Listed farmhouse, brimming with character, has a substantial garden, a stone-built barn and further outbuildings.

As you pull off the road into the sizeable gravelled driveway, the whitewashed exterior and Bridgwater roof tiles immediately give you a sense of the history and character behind 'Pound Farmhouse'. You are welcomed in to an entrance hallway with parquet flooring, exposed brick & timber, with wood-panelling lining the stairs, some of which is believed to be original. From the entrance hallway, oak doors lead you to a separate utility room with downstairs W/C. There is a study, which could be used as a downstairs bedroom if required. The delightful main reception room has 4 aspects, an exposed timber frame and a most impressive Inglenook fireplace with multi-fuel stove. To the other side of the entrance hallway, a further dual aspect reception room with another inglenook fireplace providing the ideal space for a wine rack. A later improvement to the home is the country style kitchen/breakfast room, with a range of wall & floor mounted units, integral dishwasher, oven, gas ring hob and water softener.

Solid wood flooring runs through the entirety of the first floor, which has 3-bedrooms all with hand made wardrobes. The principal triple aspect bedroom is split by an exposed truss to give you a dressing area. This bedroom enjoys idyllic field views from each aspect, feature fireplace and a large en-suite shower room. The family bathroom with corner bath and separate shower, completes the charming internal accommodation.

Externally, a substantial stone-built barn with potential, which benefits from 3-phase electricity, a former stable, 3 former pigsty's with storage behind, a double car port with EV charger. The large wrap around garden is mostly laid to lawn, with a patio seating area, mature trees and a separate access onto the plot.

#### **Situation**

The property occupies a fantastic position backing onto fields and 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.

#### **Property information**

Agents note: The Promap outlining the plot is for illustration purposes only. We understand that there are restrictive covenants on the property, which limit the scope for any development. Details are available from the agent. An EPC is not required as the property is Grade II Listed.

All mains services are connected.

Council tax band: F





# The Pound, Bromham, Chippenham, SN15

Approximate Area = 1883 sq ft / 174.9 sq m (exclude carport)

Outbuildings = 1592 sq ft / 147.9 sq m

Total = 3475 sq ft / 322.8 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). © nitchecom 2024. Produced for Strakers. REF: 1183890

**Disclaimer** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.