



  
**JEREMY JENKINS**  
ESTATE AGENT

# 3 Cockhill Farmhouse, Cockhill, Trowbridge, BA14 9BQ.

**Price: £450,000.**

Handsome farmhouse with comfortable living spaces over three floors. Four bedrooms, kitchen dining room, lounge & garage.

This beautiful period home formed part of Cockhill Farm before the whole was split into separate dwellings; it is a historic building so is Grade 2 listed. The property is double fronted with wonderful stone pillars & details plus stone mullion windows set into a warm brick façade beneath a stone tiled roof. Internally the heart of the home will be the kitchen dining room. This sociable space is ideal for cooking, eating drinking & chatting with friends & family. The sitting room has a more tranquil intimate atmosphere snuggled up in front of the fire place. Lastly there is a cloakroom & small utility room. The first floor has two double bedrooms at the front of the house & the bathroom. The top floor has a very appealing double bedroom with exposed beams & skylights. The fourth bedroom is the smallest, a single or great office space for home workers. Externally the garden is entirely private with high hedged borders. The green fingered gardener can get stuck in whilst it is safe for children & hopefully secure for most dogs! For the most part it looks low maintenance with pleasant seating areas & presently a trampoline & Wendy house. The garage & parking is the on shared driveway a few seconds walk away. Essential viewing.

Trowbridge offers a broad range of shopping from independent retailers to national chains & supermarkets. We find a train station in town & bus services too. There are primary schools, secondary schools & Wiltshire College. There are plenty of pubs, restaurants and an Odeon Cinema complex with parking nearby and the Arc Theatre for live entertainment. Cockhill Farmhouse is on the northern fringes near Trowle Common so also offers access to invigorating walks in the countryside. There is access to nearby historic Bradford-on-Avon & Bath city centre for high street shopping entertainment & nightlife.

- Handsome farmhouse
- Located on the northern edge of town
- Four bedrooms
- Attractive enclosed gardens
- Kitchen dining room & comfy reception
- Garage & parking
- Grade 2 listed**





*Comfortable living spaces  
over three floors*

*Four bedrooms*

*Private garden & garage*

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