



# 1 Courtyard Barns Brook Hall Farm

North Bradley Trowbridge BA14 9PT

Nestled in the heart of the countryside, this charming 4-bedroom barn conversion offers a perfect blend of rustic elegance and modern comfort; surrounded by stunning green space and equestrian livery very nearby. The property boasts a spacious accommodation with large windows that flood the property with natural light and framing panoramic views of the surroundings. Accommodation comprises living room with exposed brick walls and a cosy log burner, large conservatory with French doors onto south-west facing landscaped gardens, refitted shaker style kitchen/dining room fully equipped with contemporary amenities, useful utility/boot room, two refitted bathrooms, large galleried landing with study area and snug, and four generously sized bedrooms with ample storage; the master bedroom offering a refitted en-suite shower room, walk-in wardrobe and views across the rear garden. Offered for sale with no onward chain.

**Guide Price £550,000 Freehold**





## LOCATION

The property is located to the south of the village of North Bradley and the county town of Trowbridge. Trowbridge provides a full range of supermarkets and outlets together with amenities which include a cinema complex, restaurants, a sports centre, secondary schools and a college. There are two nearby railway stations; Westbury Station, (walking/cycling distance), provides direct services to London Paddington (1 hr 40 mins), south east to Salisbury and Portsmouth, south to Weymouth, and southwest to Devon and Cornwall; Trowbridge station gives access to Bath (20 mins), Bristol (40mins), Cardiff and Swindon. North Bradley has a popular village primary school, public house, Church, and a Lottery funded village hall for general use, with playing fields for football and cricket. Bath, 15 miles away, provides unique shopping within this Georgian city and has the benefit of the renowned Theatre Royal. It also has many private schools as well as two Universities: Bath University and Bath Spa University.



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Double glazed window and door to the front. Radiator. Tiled flooring and picture rail. Telephone point. Stairs to the first floor. High level cupboards housing fuse box and electric meters. Doors off and into: cloak cupboard. Door concealing stairs to the first floor.

### Living Room

17'7" x 16'11" (5.38 x 5.16)  
Two double glazed windows to the side. High level double glazed window to the front. Two radiators. Multi-fuel burner with slate hearth. Television point. Carbon monoxide alarm. Wood flooring and exposed stone wall. Windows and double doors to the:

### Conservatory

17'0" x 12'7" (5.20 x 3.86)  
Double glazed and brick construction with French doors to the rear garden. Tiled flooring. Vaulted ceiling with fan light.

### Kitchen/Dining Room

15'3" x 12'0" (4.66 x 3.68)  
Double glazed windows to the front and side. Anthracite vertical radiator. Extensive range of shaker style wall, base, drawer and larder units with granite effect rolled top

work surfaces. Inset double Belfast sink with mixer tap. Stoves range cooker with stainless steel splash-back and extractor hood over. (LPG supplied hob). Integrated dishwasher. Space for American style fridge/freezer. Space for dining table. Tiled effect laminate flooring. Television point. Water softener. Door to the pantry cupboard.

### Utility/Boot Room

7'10" x 7'10" (2.41 x 2.39)  
Double glazed stable door to the rear. Wall mounted units and wood effect rolled top work surfaces. Plumbing for washing machine. Space for dryer. Space for under counter fridge and freezer. Vinyl tiled flooring.

### Bedroom One

13'2" x 11'1" (4.03 x 3.39)  
Double glazed window to the rear. Radiator. Wood effect flooring. Large double wardrobe with sliding facility concealing access to walk-in wardrobe with light. Television point. Glazed door to the:

### Refitted En Suite Shower Room

Aluminium vertical radiator. Three piece white suite with tiled surrounds comprising large walk-in shower enclosure with rainfall shower over, additional shower attachment and glass screen enclosing, pedestal wash hand basin and w/c. Illuminated mirror. Tiled flooring. Extractor.







### **Bedroom Two**

11'5" x 9'9" (3.49 x 2.99)

Double glazed window to the rear.

Radiator. Wood flooring. Television point.

### **Refitted Bathroom**

Obscured double glazed window to the front. Victorian style towel radiator. Three piece white suite with aqua-board surrounds comprising panelled bath with rain-fall electric shower over, additional shower attachment and glass screen enclosing, wash hand basin with cupboard under and w/c. Illuminated mirror. Tiled flooring. Extractor fan.



### **FIRST FLOOR**

#### **Large Galleried Landing**

Double glazed Velux windows to the front and rear, all with cassette blinds. Radiator. Oak balustrade. Study area. Snug area with television point. Access to eaves storage. Smoke alarm. Inset ceiling spotlights. Doors off and into: Linen cupboard.



### **Bedroom Three**

13'10" x 9'7" (4.23 x 2.94)

Double glazed Velux window to the front.

Radiator. Built-in double wardrobe and cupboards. Inset ceiling spotlights. Access to eaves storage. Television point.



### **Bedroom Four**

16'11" x 9'7" (5.16 x 2.94)

Double height, double glazed Velux picture window to the side with extensive views. Double glazed Velux window to the front. Radiator. Built-in cupboard. Inset ceiling spotlights. Access to eaves storage. Television point.

### **Refitted Bathroom**

Double glazed Velux window to the rear. Contemporary style towel radiator. Three piece white suite with aqua-board surrounds comprising panelled bath with shower over a glass screen enclosing, wash hand basin with cupboards under and w/c. Illuminated mirror. Tiled flooring.

### **EXTERNALLY**

#### **To The Front**

Path to the front door with storm porch over. Low level walling enclosing cobbled courtyard area. Two covered stores. Outside tap and power points. Gravel driveway providing parking for three vehicles.







### **To The Rear**

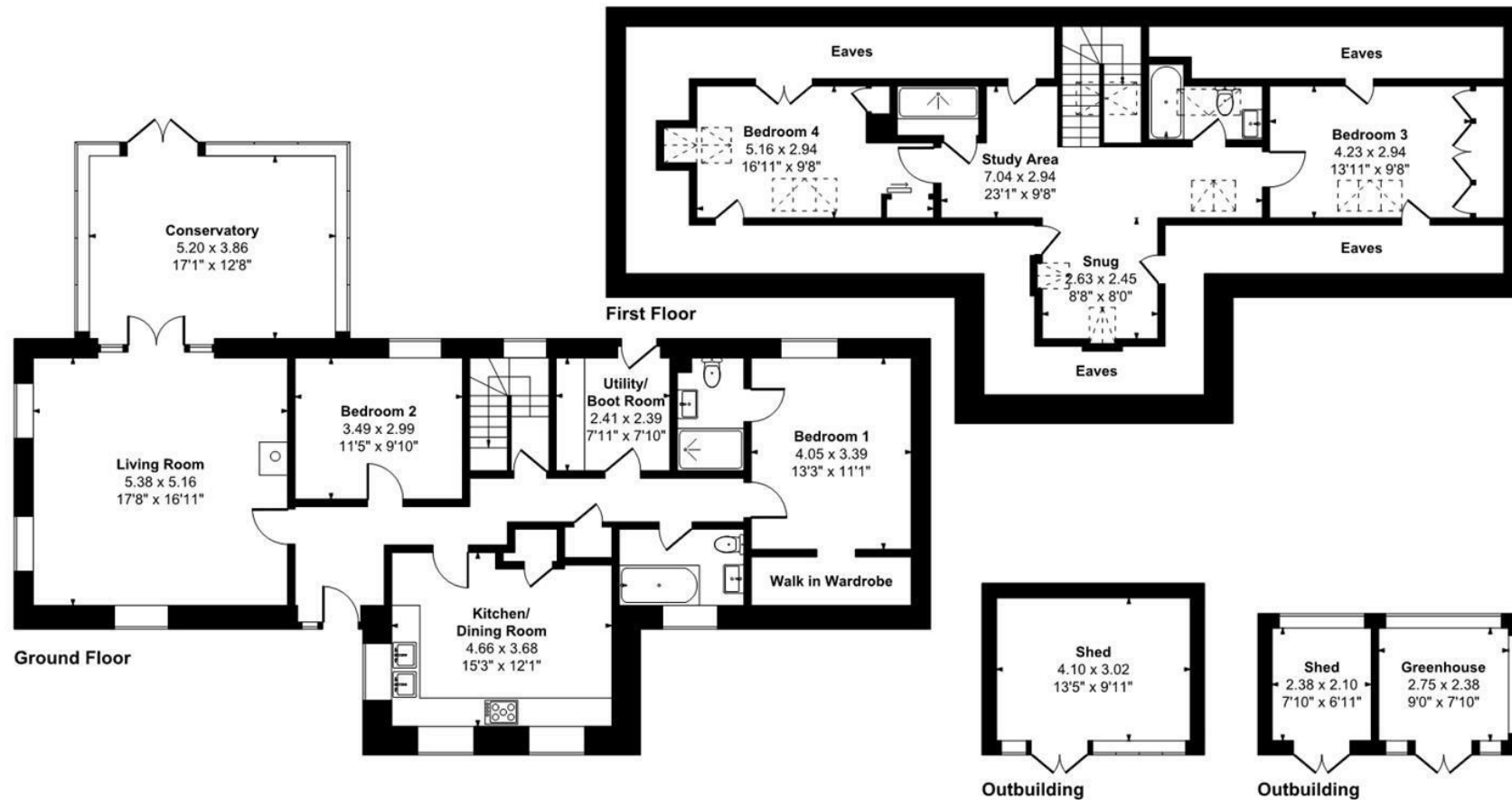
Good sized enclosed, south facing landscaped garden comprising large flagstone patio to the immediate rear, large area laid to lawn, additional patio area and trees. Large workshop. Large Cedar garden shed with attached greenhouse. Concealed storage area. Air source heat pump - installed 2020. All enclosed by fencing, walling and hedgerow.

### **AGENTS NOTE:**

The four properties at Courtyard Barns share a sewage treatment plant, the cost for the emptying and servicing is shared between the four properties. The cost for last year was £248. The four properties also share the up keep of the courtyard/shared drive.

## 1 Courtyard Barns, North Bradley, Trowbridge, BA14 9PT

Approximate Gross Internal Area  
Total = 212 sq m (2286 sq ft)  
Main House = 188 sq m (2025 sq ft)  
Outbuildings = 24 sq m (261 sq ft)



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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.