



Fern Farm, Hisomley, Westbury, BA13 4DB  
£1,600,000





### Fern Farm

A substantial period farmhouse accompanied by two versatile annexes and comprehensive equestrian facilities. The property is set within approximately 23.76 acres of level paddocks and private grounds, including 13 stables, a 20m x 60m all-weather arena, and a five-horse Walker.

While perfectly configured for equestrian use, the outbuildings offer significant potential for conversion into holiday lets, professional workspaces, or storage, subject to obtaining the necessary planning permissions.

### The Farmhouse

This inviting family home sits within a courtyard setting and retains much of its period character. Arranged over two floors, the interior is highly functional, though some areas would benefit from cosmetic updating. The current owners have significantly improved the property's efficiency by installing a Samsung Air Source Heat Pump, solar panels, new radiators throughout, and external wall insulation.

- **Ground Floor:** Entry from the stable yard leads into a practical lobby—ideal for boots and pets—which connects to a utility room and the first annex. The heart of the home is a classic farmhouse kitchen featuring a large central island, oil-fired range, and views over the garden. A bright dining area at one end overlooks the stables.
- **Reception Rooms:** The kitchen opens into a snug and a main entrance hall. The primary reception room is a spacious, dual-aspect space featuring a study area, a Bath stone fireplace with a wood-burning stove, and patio doors leading to the garden. A separate formal dining room, cloakroom, and a conservatory (via the original front door) complete the ground floor.

- **First Floor:** Accommodates four well-proportioned double bedrooms and a family bathroom. The master suite includes a generous en suite bathroom.

### Additional Accommodation

- **Annex 1:** Accessible via the main house utility room, this flexible space is suited for relatives or as a holiday rental. It includes a kitchen with dining space, a bathroom, a large bedroom, and a conservatory sitting room.
- **Annex 2:** A self-contained unit with its own entrance from the yard. It features an open-plan kitchen/living area, a double bedroom, and a bathroom.

### Gardens and Grounds

The property is reached via an impressive tree-lined driveway ending in a spacious parking and turning area. The gardens, primarily laid to lawn with mature trees and established borders, wrap around the side and rear of the house. Low hedging ensures uninterrupted views across the surrounding paddocks.

### Equestrian Facilities

- **Main Yard:** A traditional courtyard arrangement featuring 10 boxes, two secure tack rooms, a wash box with hot and cold water, and a cloakroom.
- **Barns:** A modern, steel-framed barn houses three additional large internal boxes with ample room for further stabling or storage. A separate open-ended barn provides dry storage for fodder and bedding.
- **Training & Exercise:** Includes a Claydon five-horse walker with rubber block flooring. The 20m x 60m all-weather school features a rubber and fibre surface. Due to the free-draining soil, the arena remains usable year-round.
- **Expansion Potential:** There is a prepared base for a second 30m x 60m arena. While the groundworks are in place, it currently lacks a surface and requires levelling.

### The Land

The acreage surrounds the house and yard, consisting of level paddocks bordered by mature hedges, trees, and post-and-rail fencing. The land is divided into manageable enclosures with internal gates. A significant feature is the Green Sand soil, which offers exceptional drainage and allows for near year-round, mud-free turnout.

### Location

Fern Farm is ideally situated for access to Frome, Westbury, and Warminster, with the cities of Bath and Salisbury also within easy reach. The area boasts excellent transport links for commuters and a vibrant equestrian community. Hacking is available via local lanes and bridleways, including access to the Downs near Warminster (subject to MOD restrictions). Local competition venues and several prominent Pony and Riding Clubs, such as the Wylle Valley and Avon Vale, are nearby.

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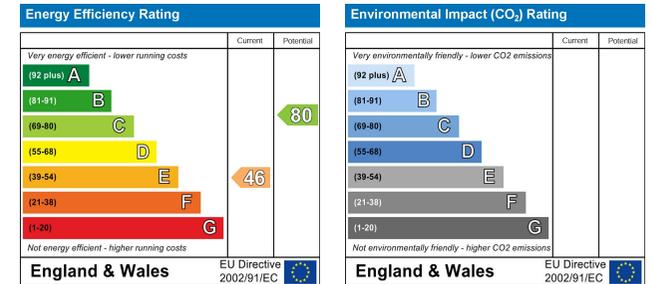
# Floor Plans



# Location Map



# Energy Performance Graph



# Viewing

Please contact our Rivendell Estates Office on 01373 489 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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