



Bridge House, Westbury Leigh, Westbury, BA13 3SH  
£950,000

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# Bridge House, Westbury Leigh, BA13

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Bridge House is a distinguished and character-rich Grade II Listed residence offering nearly 4,000 sq ft of beautifully presented, highly flexible accommodation. Steeped in history and charm, the home showcases an array of original features including exposed beams, sash windows, flagstone and quarry-tile style flooring, wooden floorboards, and striking fireplaces. Set beside the peaceful Biss Brook in a semi-rural location, this exceptional property combines spacious interiors, multiple reception rooms, extensive gardens, and versatile outbuildings — an ideal retreat for those seeking space, heritage, and lifestyle in equal measure.

On arrival, twin iron and five-bar gates open to a generous gravel driveway and a wide paved terrace. The main entrance leads into a welcoming hallway, from which the grand 32-foot drawing room extends — a superb centrepiece to the home. This elegant space features exposed floorboards, Bath stone fireplaces at either end (one housing a wood-burning stove), and windows overlooking the front gardens.

From here, the layout flows seamlessly into a number of inviting reception rooms, including a cosy snug with another wood burner, a generous dining room with an inglenook fireplace, beamed ceiling and flagstone flooring, and a games room ideal for entertaining or relaxed family living. The kitchen is warm and characterful, fitted with wooden units, a Belling induction range cooker, a twin Belfast sink, quarry-tile style flooring, exposed beams, and space for a breakfast table. Adjacent is a practical utility and boot room, with direct access to the garden. Also on the ground floor is a well-proportioned double bedroom and a large four-piece bathroom suite, making this level especially well-suited for guests or multigenerational living.

Upstairs, accessed by two staircases at either end of the property, there are six bedrooms in total. The master bedroom is centrally located, while a walk-through bedroom currently serves as a dressing room or study. All but one of the bedrooms are generous doubles, with the sixth presently used as an office. A family bathroom with a three-piece suite completes the first-floor accommodation. Several loft areas provide superb storage, including a large boarded main loft with access to a parapet.

Outside, the grounds extend to approximately 0.88 acres and are beautifully arranged to offer a variety of tranquil and practical spaces. A formal walled garden and paved terrace provide the perfect setting for al fresco dining, while a meadow garden with fruit trees and an orchard of over 20 apple varieties offers a touch of the rural idyll. Raised vegetable beds, a log store, play fort, and garden shed add further charm. The Biss Brook runs gently through the land, crossed by a wooden footbridge leading to a secluded area once home to poultry.

Substantial oak-framed outbuildings enhance the versatility of the property, including a garage/workshop with power and lighting, two sets of carports, and a detached annexe above the garage. This annexe features a fitted kitchenette, shower room, and cloakroom — perfect as a studio, home office or guest suite.

Bridge House enjoys a peaceful setting on a no-through road in Westbury Leigh, in the village of Dilton Marsh and just 1.5 miles from Westbury. The area retains a strong village identity while offering convenient access to amenities in Westbury, Warminster, and Bath. Dilton Marsh Halt station is within walking distance and provides services to Bath, Bristol, Salisbury and Cardiff, while Westbury's mainline station offers direct connections to London Paddington and London Waterloo. The region is well-served by a selection of excellent schools and road links, with the nearby A36 providing access to Bath and the wider South West.



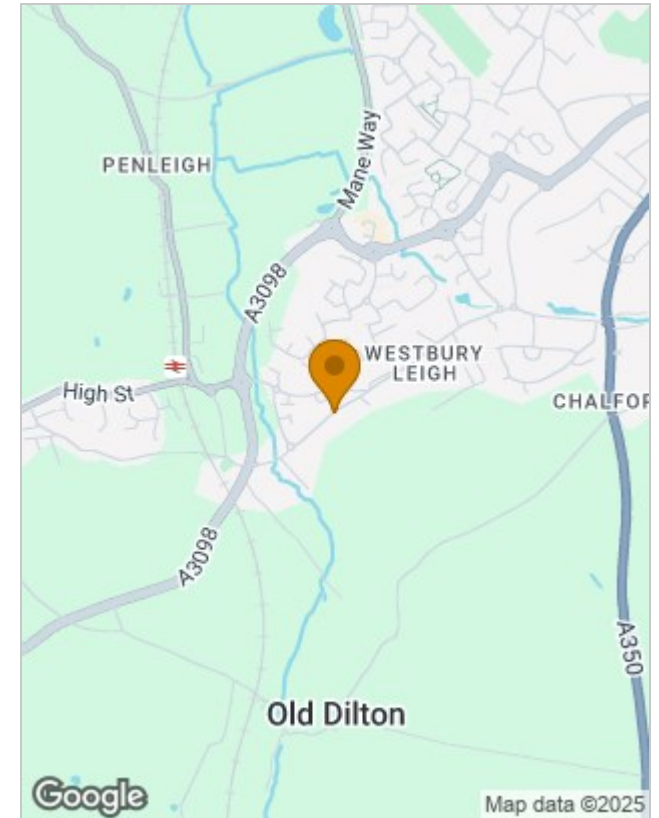




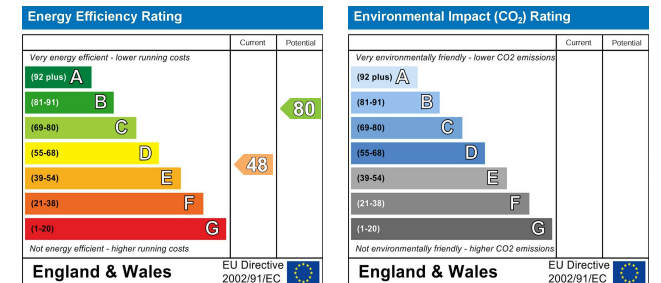
## Floor Plans



## 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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