

TOWN & COUNTRY
ESTATES



The Paddock, Brokerswood, Wiltshire BA13 4EH

£84,500

LOCATION

Nestled in the heart of Wiltshire's picturesque countryside, Brokerswood is a charming country park offering a perfect blend of outdoor adventure and tranquility. Surrounded by 80 acres of ancient woodland and fishing lake, this idyllic retreat is ideal for families, couples, and nature enthusiasts. The park boasts a variety of activities, including water sports, archery, axe throwing, and a dedicated children's play area. For those seeking relaxation, the serene surroundings provide a peaceful escape from the hustle and bustle of daily life.

DESCRIPTION

Perfect as a luxury second home or a ready-to-let income earner, this lodge combines style, privacy, and year-round comfort. Situated in the best position in the park - a peaceful end-of-cul-de-sac surrounded by woodland.

Step into a turnkey luxury retreat in the heart of Wiltshire's countryside. This beautifully renovated two-bedroom lodge offers a light-filled open-plan living space with designer finishes and thoughtful touches throughout. The sleek modern kitchen is a cook's dream, featuring a built-in double oven, wine fridge, generous kitchen island, and all the mod-cons you'd expect - perfect for everything from lazy breakfasts to dinner parties. Two calm and restful bedrooms provide a serene escape after a day's adventures.

Relax on your private veranda with hot tub, soak in the peace and quiet, or entertain friends in style. Keep this lodge all to yourself as a private second home, or let it earn for you with hassle-free rental income through existing park agreements.

Beyond the park, explore Bath, Frome, Longleat Safari Park, The Newt, and endless scenic trails – including beautiful dog-friendly walks leading to traditional pubs.

Key Facts

- No onward chain – move in or start letting right away
- Prime position: private end-of-cul-de-sac with 2 parking spaces
- Fully renovated in 2024 by an interior designer
- Year-round use with full insulation and heating
- Pitch fees paid from 1 April to September 30th, 2026
- Proven rental potential through Haulfryn agreements
- Private veranda with hot tub
- Surrounded by 80 acres of ancient woodland

Arrange your private viewing today – lodges of this quality and location rarely come to market.

PITCH FEES

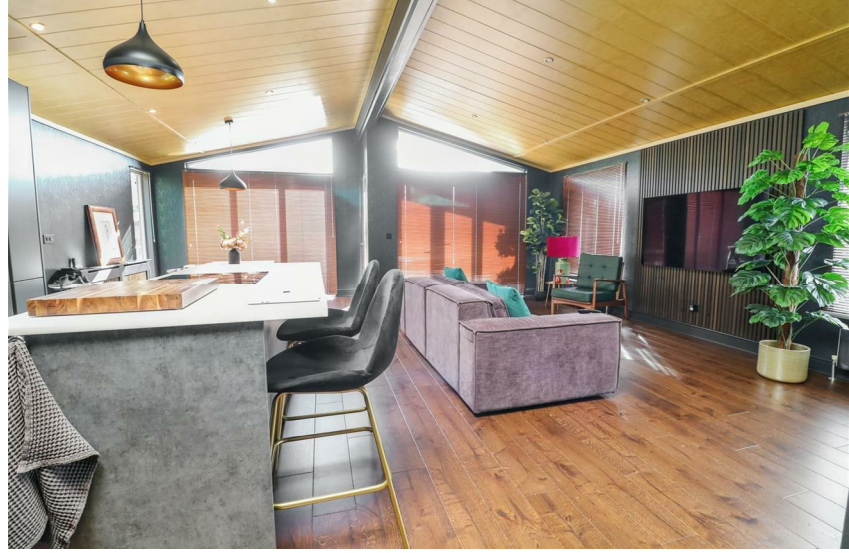
Pitch fees are fully paid from 1st April to 30th



September, 2026, at a value of £4,050, offering excellent value.

From October 2026, pitch fees will be £680 per month, which can be offset by rental income.

Fantastic potential to earn rental income through existing agreements with Haulfryn and Hoseason Holidays — a seamless way to generate returns when you're not using the lodge yourself.







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
869 sq.ft. (80.7 sq.m.) approx.



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