



Symonds
& Sampson

Broadgrove House

Leighton, Frome, Somerset

Broadgrove

House

Leighton

Frome

Somerset BA11 4PP

Charming Grade II listed farmhouse surrounded by 6.45 acres. Set privately at the end of a long drive, in a secluded position with glorious unobstructed views. Stables, outbuilding and ring-fenced by pastureland.



5



4



3



6.45 acres

- A distinctive countryside property, set at the end of a long drive and undisturbed by any public rights of way
 - Private position with undisturbed views across neighbouring land
- Situated within a 5-mile radius of the bustling town of Frome
- Built in one bedroom annexe previously operating as a bed and breakfast
- U-Shaped brick built stable block and agricultural barn
 - Well proportioned grazing paddocks

Guide Price **£1,125,000**

Freehold

For Sale By Private Treaty

Devizes Agricultural
01380 710535

devizes@symondsandsampson.co.uk



SITUATION

Broadgrove is situated in a tranquil location just beyond the charming village of Cloford, which holds historical significance along the Mells River. It is marked by a notable aqueduct known as the 'Huckyduck' and is home to a small rural population. Positioned on the fringe of the Mendip Hills, the property boasts stunning views of the surrounding scenery. The nearby town of Frome, recognised as one of Time Out's premier weekend escapes from London, lies within five miles and offers excellent local facilities, including medieval streets lined with independent shops, award-winning markets, a lively arts scene, as well as all necessary services such as supermarkets, a post office, and a mainline train station. Additionally, there are convenient road links providing easy access to the nearby A303.

THE PROPERTY

Constructed in the late 18th century, this Grade II listed residence features delightful local stone facades beneath a tiled roof. The property showcases an abundance of character elements and expands to roughly 3104sqft. Nestled within 6.45 acres of gardens and grazing paddocks, the home benefits from unobstructed views of the surrounding farmland. The property provides adaptable living spaces, including a built-in one bedroom annexe on the western side, perfect for multi-generational living or the possibility of additional income, as the current owners have previously operated a successful bed and breakfast. The garden features a well-established fruit cage that yields gooseberries, white berries, raspberries, and red currants, in addition to a meticulously planted apple tree. This remarkable property also includes a contemporary stable block and an agricultural building, making it the perfect countryside retreat.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

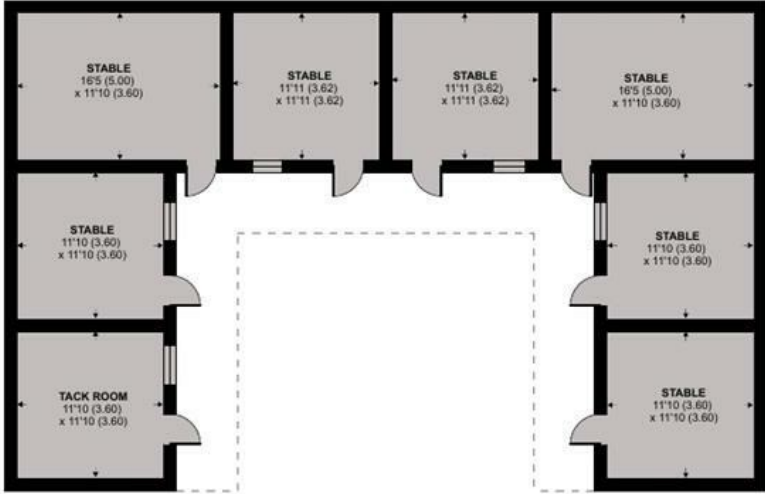
69

38

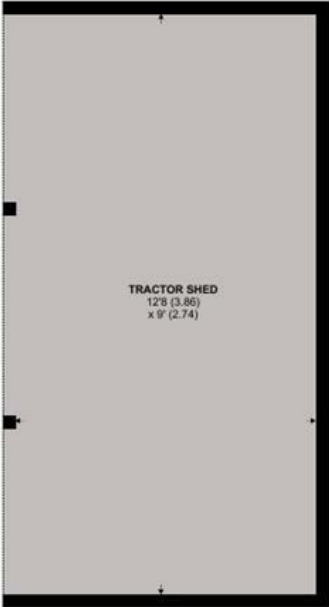
Leighton, Frome

Approximate Area = 2585 sq ft / 240.1 sq m
 Limited Use Area(s) = 236 sq ft / 21.9 sq m
 Annexe = 484 sq ft / 44.9 sq m
 Outbuildings = 2374 sq ft / 220.5 sq m
 Total = 5679 sq ft / 527.4 sq m

For identification only - Not to scale



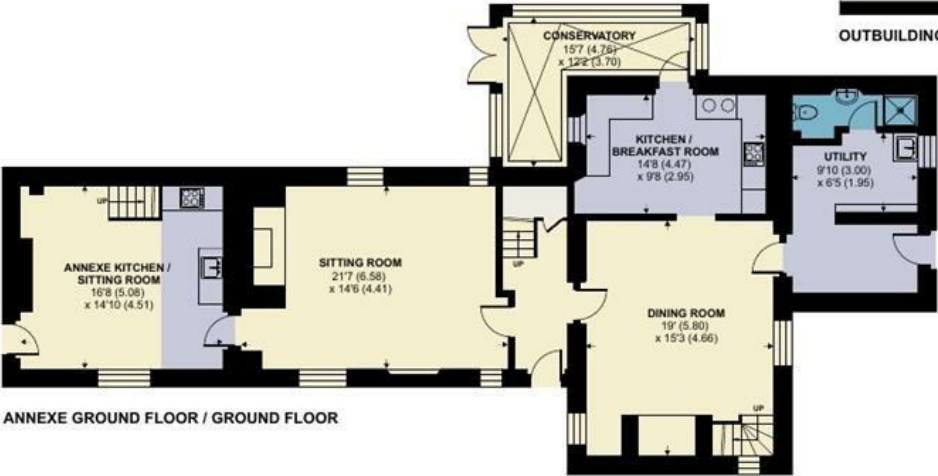
OUTBUILDING 2 / 3 / 4 / 5



OUTBUILDING 1



FIRST FLOOR



ANNEXE GROUND FLOOR / GROUND FLOOR



ANNEXE FIRST FLOOR / FIRST FLOOR



OUTBUILDINGS & LAND

Situated at the back of the farmhouse is a U-shaped stable yard constructed from brick, equipped with mains electricity and water connections. Each stable is fitted with internal lighting. The facility comprises eight stables, one of which functions as a tack room. It includes two foaling boxes that measure 16'5 x 11'10, in addition to three other stables that are 11'10 x 11'10 in size, and two additional stables that measure 11'11 x 11'11.

To the east of the stables, there is a conveniently situated open-sided agricultural barn that measures 8.86m x 2.74m. This barn offers excellent facilities for storing machinery, equestrian equipment, and hay, all conveniently located adjacent to the stables.

The land extends to 6.45 acres of pasture, divided into four adequately sized paddocks that are supplied with mains-fed water troughs, having previously been used for horse grazing. The soil is exceptionally fertile, characterised by lime-rich loamy clay, and is designated as Grade 3 agricultural land according to the Provisional Agricultural Land Classification.

MATERIAL INFORMATION

1. We cannot confirm if the drainage system complies with the current regulations.
2. Broadgrove is situated in the Mendip Hills National Character Area.
3. Sections of the land situated to the north of the property fall within a Site of Special Scientific Interest Impact Risk Zone.

4. The property is accessible from the A361 through a private track that is owned by the neighbouring landowner.

RIGHTS OF WAY

No public rights of way affect the property.

SERVICES

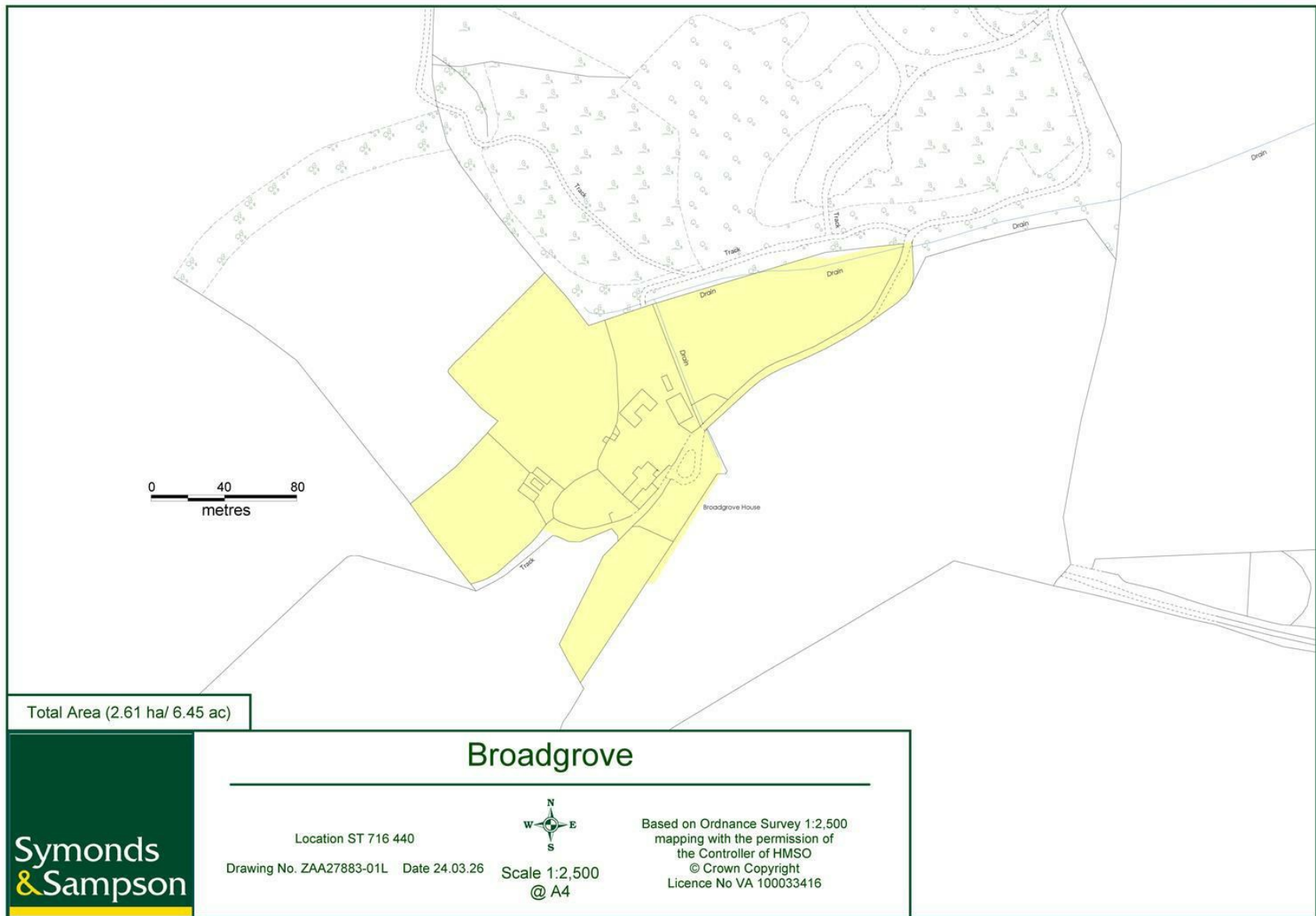
Mains electricity. Mains water supply. Private drainage. Oil fired central heating. Broadband: Standard broadband. Mobile Network: Likely outside. Likely inside. Source : Ofcom.org.uk

LOCAL AUTHORITY

Somerset County Council. Tel: 0300 123 2224. Council Tax Band: G

TENURE

Freehold with vacant possession upon completion.



DZ/GKP/0426



01380 710535

devizes@symondsandsampson.co.uk
Symonds & Sampson LLP
1 The Grain Store, Manor Farmyard, Manor Farm,
Coate, Devizes, Wiltshire SN10 3LP



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