



Vine Cottage, Brokerswood, Nr Westbury, BA13 4EQ

£1,250,000 Freehold

COOPER  
AND  
TANNER







# Vine Cottage, Brokerswood, Nr Westbury, BA13 4EQ

 4  2  3  c. 6 acres EPC E

## Description

Located at the end of a quiet lane this well-appointed cottage has a versatile range of buildings including stables, a large workshop with consent for a holiday cottage and paddocks in all totalling just under 6 acres. The land lies just opposite the cottage with a separate access and sits adjacent to some bridleways for access to quiet off-road riding.

Accessed from a 'no through road' lane there is parking to the front of the cottage with a detached garage that has power and light. The main entrance to the property leads into a useful boot room which is part glazed. There is a good-sized utility room with shower and toilet. The open plan kitchen and dining room enjoys open views and plenty of light. There are a range of wall and floor cabinets with a 1 ½ bowl sink, built in dishwasher, fridge and freestanding electric oven. There is a larder cupboard and a separate cupboard housing a Camray oil boiler. The inner hall has a good-sized built-in cupboard for coats etc. The sitting room has windows to the rear and side and has a stone fireplace with wooden beam over and a large wood burning stove giving a lovely focal point and additional heat source. There are exposed beams and then bi-folding doors into the conservatory. The conservatory has exposed stonework and overlooks the garden enjoying the sun throughout the day.

On the first floor the master bedroom enjoys a dual aspect with countryside views and has an en-suite shower room. There are three further bedrooms, a family bathroom and an airing cupboard.

## Outside

The cottage is enclosed by natural stone walling to all sides and is mainly laid to lawn. There is a patio seating area in the centre of the lawn and a built in BBQ area in the corner with some mature trees and shrubs.

On the other side of the lane there is a really well laid out yard with hardstanding and some versatile buildings that would suit a variety of different uses subject to consent. There is a detached block built building that is divided into four 9'11 x 9'11 stables or store rooms. There is a multipurpose 80ft x 50ft steel portal framed barn that currently has 10 stables with space for grooming, washing down and equipment storage. There are doors to both ends of the barn.

There is a further detached barn/workshop that is approx. 40ftx20ft which has been used as a workshop. There is a roller shutter door and power and light. This building is registered for business rates in relation to the owner's business. Planning consent has been granted for the conversion of this building into a three bedroom holiday let. The Wiltshire planning reference is PL/2022/04247

The plans allow for an open plan kitchen/sitting room with a boot room and downstairs shower room. On the first floor there are three bedrooms with an en suite to the master bedroom and a family bathroom.







# Brokerswood, Westbury, BA13

Approximate Area = 1768 sq ft / 164.2 sq m

Garage = 251 sq ft / 23.3 sq m

Outbuilding = 5077 sq ft / 471.6 sq m

Total = 7096 sq ft / 659.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Cooper and Tanner. REF: 1243741





### The land

The land is level and currently divided into electric fenced turnout paddocks for horses. There is water connected to the land and the land is enclosed by mature hedges. There is a fenced all weather riding/turnout arena.

### Location

Located in the quiet rural hamlet of Brokerswood that comprises a cluster of houses and farms. The neighbouring village of Dilton Marsh offers a range of local amenities including public house and village school, with Rudge also providing a public house. A wider range of amenities are available in the nearby towns of Frome, Trowbridge and Warminster.

The nearby village of Beckington offers a church, two public houses, Marks and Spencer Food, Mes Amis licensed café deli, tennis, football and cricket clubs, village hall, village school and Springmead private day nursery and prep school. Recreational facilities locally are good with Babington House, Orchardleigh Golf club, fishing, shooting and beautiful open countryside all on the doorstep.

The excellent farmers' co-operative, Mole Valley Farmers, where you can purchase a huge selection of goods and the award winning Whiterow Farm Shop, with a first-class butchery, fishmonger, bakery, and delicatessen are both nearby.

Located in an excellent position for those who are looking to escape city life entirely but also for those who need to commute with regular mainline rail services to Bristol, London and the Southwest from Westbury, Warminster, and Trowbridge along with good road connections via the A36 and the A303.

For those looking to follow equestrian pursuits the area is well served with a variety of competition and training venues close by. Riding out is via a series of bridleways and lanes with further off-road riding available a short box journey away.

### Services

Mains water and electricity connected. Private Sewage shared with the neighbour. Water and electric connected to the buildings and water to the land.



#### Local Information

**Local Council:** Wiltshire

**Council Tax Band:** F

**Heating:** Oil fired heating

#### Rights of Way:

There are no public rights of way crossing the property.



#### Motorway Links

- M4, M5
- A36, A303



#### Train Links

- Westbury
- Warminster



#### Nearest Schools

- Dilton Marsh, Beckington
- Frome, Warminster, Westbury





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