



The Mead, Brokerswood, Nr Westbury, BA13 4EG

£1,150,000 Freehold

COOPER  
AND  
TANNER



# The Mead, Brokerswood, Nr Westbury, BA13 4EG

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## Description

Located in a peaceful rural hamlet on the Wiltshire/Somerset border, The Mead is a superb family home that offers an incredible amount of scope and potential all set in approximately 15 acres of gardens, grounds and pastureland.

The current owner manages the land in a very sympathetic way and has created a haven for flora and fauna which a new owner could expand upon or alternatively put the property to a different use, perhaps equestrian, subject to gaining any of the necessary consents.

## The Mead

Built in 1996, The Mead offers lovely spacious and versatile accommodation that provides a self-contained ground floor annex, which would suit a relative but could very easily be incorporated into the main accommodation if needed.

The front door opens into a welcoming entrance hall, which is currently being used as a study area. There are stairs rising to the first floor and doors leading to the kitchen and sitting room. The sitting room is a light room with a triple aspect with a lovely outlook over the gardens. There is a Bath stone fireplace with a wood burning stove and carved decorations giving a nod to the property's former use as a plant nursery. The farmhouse style kitchen has a range of wooden kitchen units with an electric Aga taking centre stage, inset into a tiled alcove. To the side of the kitchen is a large walk-in pantry/store with an internal window to the garden room/annex sitting room. The utility room sits beyond the

kitchen and has an entrance door to the side and cloakroom making it a useful entrance for the annexe or ideal for country living with muddy boots and wellies. The garden room has a wonderful aspect looking out over the private rear garden. From the garden room a door leads to a room that is currently used as a double bedroom with an ensuite but could be used as a study or further reception room.

On the first floor there are three good sized bedrooms each with views over the garden and land beyond. The master bedroom has an en suite shower room and there is a further family bathroom.

## Outside

From the lane a gated access with the driveway splitting in two – the right-hand side leading to the house and the left to the workshop and land.

To the side of the house is a large gravelled, parking and turning area with ample space for several vehicles.

To the front of the house is an open lawn which leads into a paddock and then through a gate to the land beyond. The rear garden is a lovely private and secluded spot with lavender beds, mature shrubs, a water feature and a paved terrace adjoining the garden room.

To the side of house is a further garden which has been enclosed with deer fencing and is a beautiful part of the property with raised beds, perennial borders, mature shrubs and trees and a mown path leading through the grass to secluded Birch arboretum.





# The Mead, Brokerswood, Westbury, BA13

Approximate Area = 2103 sq ft / 195.3 sq m

Outbuildings = 922 sq ft / 85.6 sq m

Total = 3025 sq ft / 281 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Cooper and Tanner. REF: 1151691



There are two useful buildings to the side of the garden. A timber workshop that was used by the previous owner as the shop for the nursery. To the side of this is a steel framed workshop and store with roller shutter doors to one end and a pedestrian door to the other. Perfect for keeping machinery in. Beyond the workshop is a single poly tunnel with an incredibly productive tomato bed and a rainwater harvesting system for watering.

### The land

The land is entirely level in aspect and divided into four parcels – one either side of the house and two to the front. Each are bound by good mature hedges and trees giving excellent natural shelter and a varied wildlife habitat.

The land has been managed in a very low intensive way with the grass being cut once a year for hay and a path mowed around the perimeter making a pleasant route for walking.

There are two areas of copse, one along the eastern boundary and the other in the eastern most corner of the land. The previous owner created a wildlife pond within this area of copse and then the current owner, with a grant from Natural England, created two new ponds with the hope of creating a haven for newts and other pond wildlife.

In the field to the side of the house, the vendor has recently installed PV panels with a Tesla storage battery to help to reduce the carbon footprint of the property.

### Location

The Mead is 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, village school, farm shop and café with Rudge also providing a public house. A wider range of amenities are available in the nearby towns of Frome, Trowbridge and Warminster.

The Mead is 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 from The Mead is via a series of lanes and a couple of bridleways with further off-road riding available a short box journey away.



### Local Information Wincanton

**Local Council:** Wiltshire

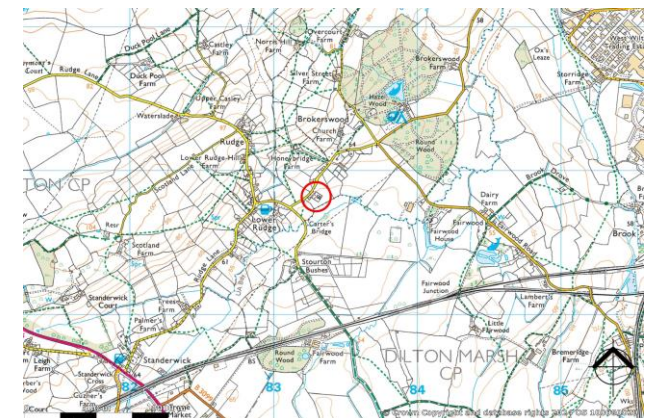
**Council Tax Band:** F

**Heating:** Oil fired heating

**Services:** Mains water and electricity connected. Private Rotating Sewage Treatment plant with discharge consent. Water and electric connected to the buildings and water to the land.

**Rights of Way:** There is a single footpath that crosses the field to the south of the house as marked by the broken green line on the location plan and as mowed on site.

In accordance with the agreement with Natural England regarding the creation of the wildlife ponds a right has been reserved in their favour to access the ponds once a year for this year and next in order to take a sample from each pond.





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