



New Church Farm, East Woodlands, BA11 5LQ

£1,350,000 Freehold

COOPER
AND
TANNER



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 7  4  4  2.5 acres approx. EPC E

Asking price of £1,350,000 Freehold

DESCRIPTION

New Church Farm is an 18th-century former dairy farmhouse, originally part of the Longleat Estate until it was sold in 1947. Constructed of stone elevations under a tiled mansard roof, this beautifully presented and detached property offers about 2.5 acres of gardens and grounds, with stunning rural views and direct access to a picturesque rolling landscape. The accommodation - measuring close to 4,000 sq ft - is laid out over three floors, combining period character with contemporary comfort. At the heart of the home is a wonderful kitchen/breakfast room, featuring a good range of wall and base units, an electric range-style cooker, and a large central island. Overhead skylights bathe the breakfast area in natural light. A step leads down to a snug area, complete with a fireplace and French doors opening onto a rear terrace - perfect for entertaining or everyday family life. The principal reception rooms are light and south-facing, each with views across the gardens. The sitting room features a large inglenook fireplace (complete with bread oven) and an impressive open fire, while exposed beams throughout reflect the property's heritage. Additional ground-floor rooms include a study, utility room, boot room and two cloakrooms.

A particular highlight is the self-contained annexe, accessed internally or via its own external door. This versatile space boasts a generous family room with a contemporary wood-burning stove, exposed apex beams and dual aspect windows. There is also a small kitchen, two bedrooms and a WC - ideal for guest accommodation, multi-generational living, or potential holiday let.

Upstairs, the first floor is arranged around a pretty master bedroom and a large en suite bathroom. Two further double bedrooms are found on this level - one with an en suite shower room - and there is also a separate family bathroom. The second floor provides two additional double bedrooms, served by another family bathroom/shower room.

OUTSIDE

A gravel drive leads to the side of the house, providing ample parking for multiple vehicles. To the front is a delightful, hedged garden, mostly laid to lawn with mature flowerbeds and climbing plants such as roses, wisteria and

passion flower adorning the facade. A paved terrace sits elevated to the rear, overlooking a large level lawn flanked by established flowerbeds - an ideal spot for al fresco dining.

Beyond the lawn is a paddock with post-and-rail fencing which lies to the side and rear, complete with stables suitable for equestrian use (two loose boxes, a tack room and a small barn). There are further outbuildings - including old cow stalls and piggery buildings - that offer scope for development, subject to obtaining the necessary planning consents.

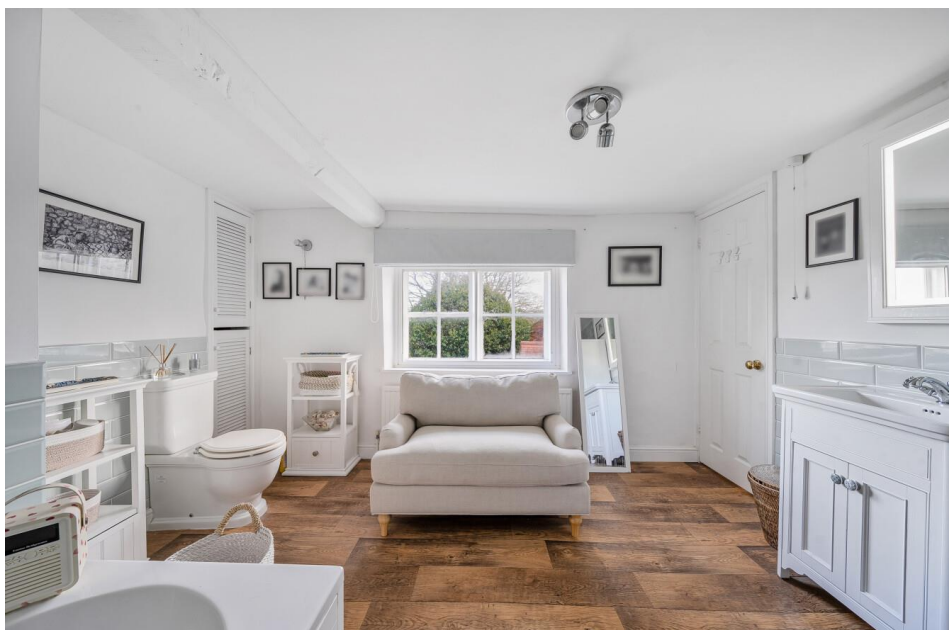
LOCATION

Tucked away in the quiet hamlet of East Woodlands, New Church Farm enjoys a rural outlook that backs onto the Longleat Estate. The hamlet offers a village hall and church, while the bustling market town of Frome lies only a short drive away. Frome has a thriving arts scene, independent shops, a monthly artisan market, a cinema, two theatres and the annual Frome Festival in July. It is frequently ranked among the top places to live in the UK and provides excellent road and rail links to Bath, Bristol and London. Babington House (Soho House Group) sits just 11 miles away. Bruton (12.8 miles) offers further amenities, including renowned restaurants such as At The Chapel and the Hauser and Wirth art gallery. The cathedral city of Bath (16 miles) provides a wide range of cultural, leisure and business facilities, while Westbury station offers direct trains to London Paddington (approx. 73 minutes). The A303 is within reach, linking to the M3, M25 and London or the West Country.

SCHOOLS

New Church Farm is ideally positioned for access to an excellent selection of schools. Nearby are Warminster School, King's School Bruton, All Hallows Preparatory School, Downside School, and - slightly further afield - Sherborne, Millfield, and Wells Cathedral School. In Bath, top schools include Monkton Combe (25 mins), Prior Park College, King Edward's, The Royal High, and Kingswood.











Services & General Information

- Services: Mains water and electricity. Private drainage. Oil fired central heating, Broadband.
- Local Authority: Somerset Council
- Fixtures and Fittings: Items such as carpets and curtains are excluded but may be available by separate negotiation.
- Viewings: Strictly by appointment

New Church Farm offers the rare combination of period charm, modern comfort and a superb setting, adjacent to one of England's most scenic estates – making it a truly special country home.





Denotes restricted
head height

East Woodlands, Frome, BA11

Approximate Area = 3183 sq ft / 295.7 sq m

Limited Use Area(s) = 118 sq ft / 10.9 sq m

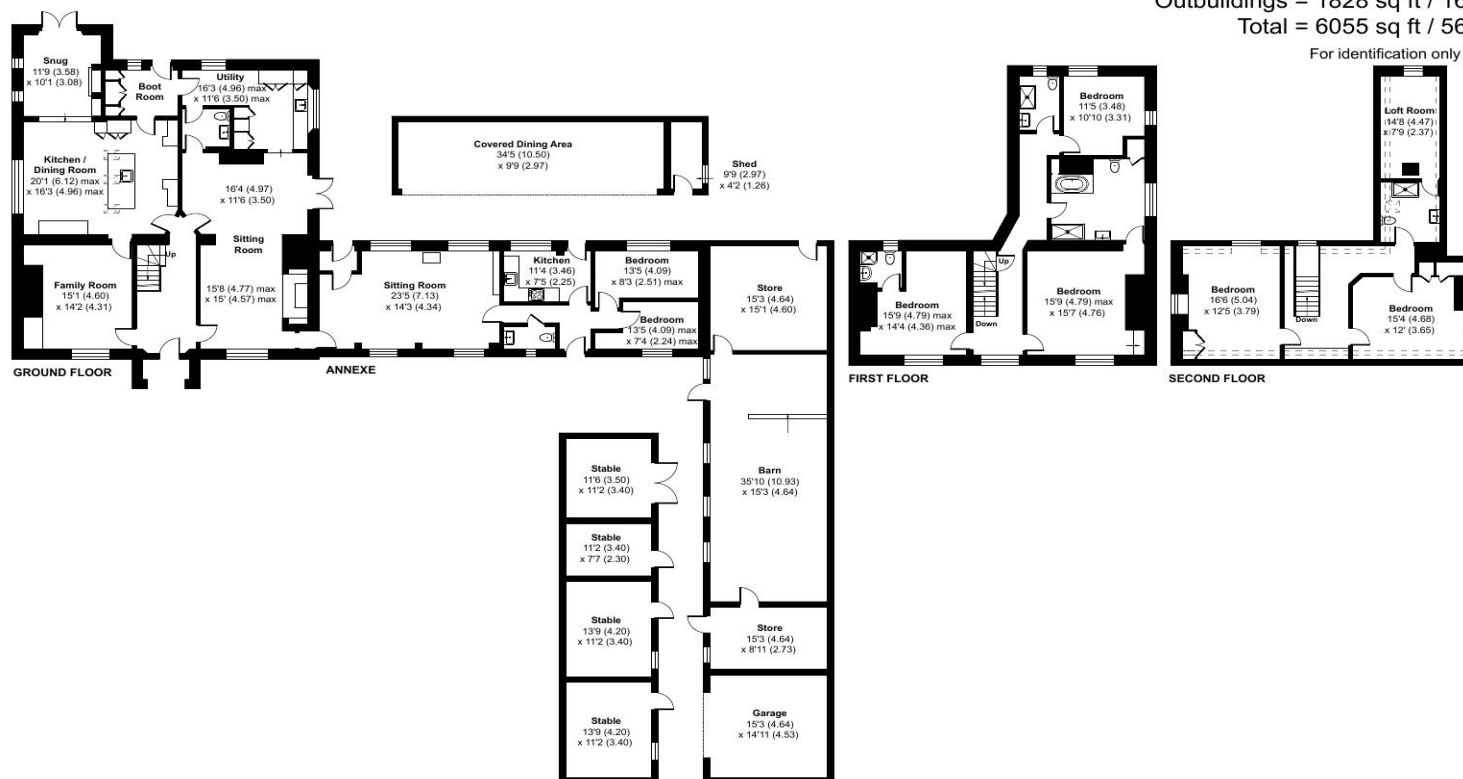
Annexe = 700 sq ft / 65 sq m

Garage = 226 sq ft / 20.9 sq m

Outbuildings = 1828 sq ft / 169.8 sq m

Total = 6055 sq ft / 562.3 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). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1230137

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