



Brookover Barn, Brookover Farm, Frome, BA11 2PB

Guide Price £450,000  
Freehold

COOPER  
AND  
TANNER

# Brookover Barn

## Brookover Farm

### Frome, BA11 2PB

 3/4  1 /2  2  EPC N/A

#### Description

Not very often does an opportunity arise as afforded by Brookover Barn; the chance to create a pair of contemporary designed homes in the centre of a private estate on the outskirts of Frome.

Consent was granted on 3<sup>rd</sup> February 2022 for the conversion of a steel framed agricultural building into a pair of dwellings.

The accommodation of each barn mirrors the other and is predominantly arranged on one floor with a wonderful large entrance hall with doors leading to the three double bedrooms, one with an ensuite bathroom, and the family bathroom. The living space is a superb open plan arrangement with the ceilings open to the eaves and full height windows which will take in the views over the adjoining land and create an incredibly light room.

On the first floor is a large open plan playroom that could suit a variety of different requirements.

Subject to obtaining any of the necessary consents the layout could be altered if required with the potential to create one superb family home. The current owners would support an application to create a single home and would like to retain the right to approve any amendments to the plans before they are submitted.

#### Outside

To the northern end of the barn is an area that has been designated as parking for the properties with space to create an area of garden too. The barn sits centrally in the land owned by Brookover Farm and the owner pay consider leasing a part of it to the owners of the barn if required.

#### Location

Brookover Farm comprises a former farmhouse and two barns that have been, or are in the process of being, converted into dwellings with Brookover Barn sitting in the centre of the complex.

The ethos behind the farm, which extends to around 40 acres of paddocks, copse and a wonderful stretch of riverbank alongside the Mells River, is one of managing, nurturing and improving the surrounding land in a sympathetic way to create a haven for wildlife, fauna and flora. The owners of the farm would be delighted for the families that live in the barns to be a part of this process and help to create a wonderful back drop for their home.

Brookover Farm sits on the outskirts of the Orchardleigh Estate, through which there are some lovely rural walks and a popular golf course for those who enjoy a game.

The vibrant market town of Frome is easily accessible either on foot via a network of footpaths or by car. The town offers a superb range of shops, cafes, bars, restaurants and theatres with a renowned monthly Artisan market and an annual



PROPOSED NORTH ELEVATION  
Scale 1:100

Arts Festival. Local amenities including a convenience store, public house, butcher and restaurants can be found a short drive away in the Badcox area of the town.

**Services**

Mains water, electricity and drainage are all on site. Potential purchasers must rely on their own enquiries about the location and suitability of any services and the making a connection into them.

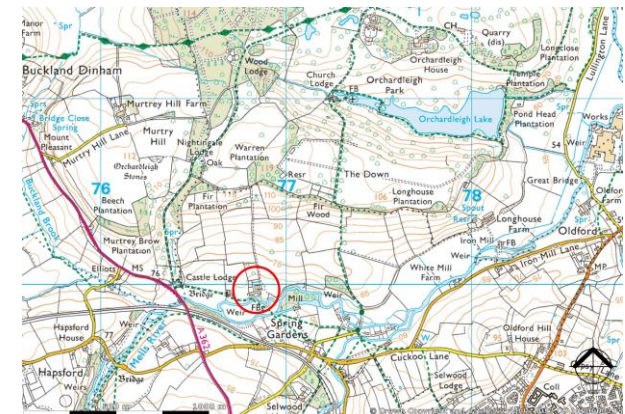
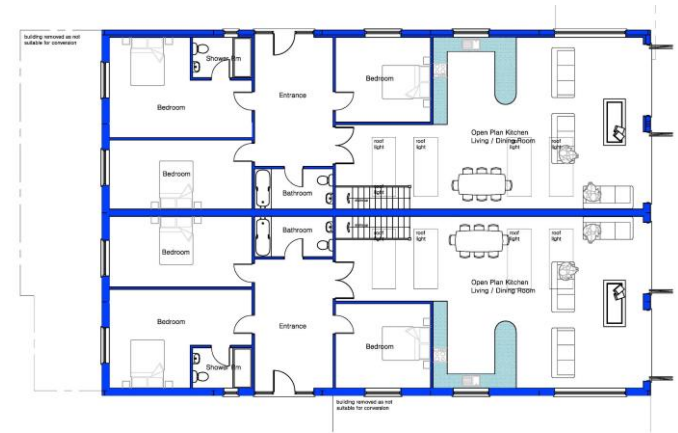
**Planning**

Planning reference 2021/1970/FUL. Copies of the plans and consent can be downloaded from the Mendip District Council website.

**Directions**

From Frome take the A362 towards Radstock and before you reach the village of Buckland Dinham you will find the entrance to the Orchardleigh Estate on the right-hand side. To the right of the Estate entrance, you will see the gated driveway to Brookover Farm. Follow the private driveway through the farm's land and bear round to the left just past the barns on the left and continue along the drive until you arrive at the barn.

What3Words: coats.chugging.loom will take you to the driveway.





## FROME OFFICE

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