



# SWANSBROOK FARM

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WINGFIELD







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FROME ROAD  
WINGFIELD  
BA14 9LS

A charming period property comprising; 4 double bedrooms, 3 reception rooms and en suite facilities. Positioned within glorious open countryside enjoying wonderful views and benefiting from ample parking and numerous outbuildings.

- 4 bedrooms including the annexe area
- Partially refurbished to a high standard
- En suite facilities
- Superb open plan kitchen/dining/garden room
- 3 formal reception rooms plus study
- Beautiful cottage style garden with vegetable area
- Ample parking
- Total accommodation approximately 3107 sq ft
- Garaging and outbuildings totalling approximately 1840 sq ft







# SITUATION

Swansbrook Farm is situated on the edge of the Wiltshire village of Wingfield, surrounded by beautiful open countryside. The village benefits from a primary school with a “Good” Ofsted report, St Mary’s Church of England church and The Poplars pub with its own cricket pitch and team, which adds to the village community. The countryside surrounding Wingfield is quite delightful with some beautiful walks along the nearby river Frome towards Tellisford and Bradford on Avon.

The village is also well positioned for access to surrounding towns, which include Bradford on Avon (3 miles), Trowbridge (3 miles), Frome (7 miles) and Warminster (10 miles). Amenities including retail outlets, pubs and restaurants, cinemas and sporting facilities can be found within these towns along with rail links. There is also a mainline railway station in Westbury (8 miles) which provides direct access to Salisbury, Southampton, Portsmouth, London Paddington (approximately 90 minutes) and London Waterloo.

The World Heritage City of Bath provides a complete range of retail outlets together with many other amenities to include The Theatre Royal, a number of fine restaurants and excellent sporting facilities.

The M4 motorway junctions 17 and 18 are both approximately 17 miles away and access to the M3 via the A303 is easily reached.







# DESCRIPTION

Swansbrook Farm is an attractive 4 bedroom detached property dating back to 1800 with the addition of an impressive, contemporary double storey extension complimenting the original building.

The property boasts character and charm throughout and is approached via a lane only providing access to the surrounding farmland and Swansbrook Farm.

The ground floor accommodation briefly comprises; an open plan kitchen/ dining/garden room, the kitchen has a range of units with granite worksurfaces, integrated appliances and a cream Rayburn. The Italian slate flooring runs throughout the area which also include 2 sets of patio doors leading out to the delightful garden and a woodburning stove. A formal dining room leads through to 2 further reception rooms, both with glazed doors to the garden. The snug/ sitting room boasts an open fireplace whilst the living room has a handsome, built-in wooden dresser and also gives access to the study. In addition, there is a utility room, useful store room, WC, and a ground floor suite comprising a studio room, bedroom and en suite shower room, ideal for a guest or family member requiring some independent space.

The first floor accommodation is flooded with light and enjoys fabulous views across the gardens and open countryside beyond. The main bedroom benefits from a dressing room with built-in wardrobes and a well appointed en suite shower room. There are 2 further double bedrooms, one of which is situated in the contemporary extension and has glazed, double opening doors to a Juliet balcony. The accommodation is completed with a generous family bathroom.

Externally, the beautiful gardens encompass the property and provide various seating areas, level lawns, mature planting, a wild meadow area, pond and vegetable garden complete with greenhouse.

The property also benefits from several outbuildings and barns providing garaging, workshops and storage. Subject to the relevant permissions, it may be possible to convert to provide further ancillary accommodation if required.

Agents Note: There is current planning permission to extend, providing a boot room and 5th bedroom. Planning Reference W/12/00520/FUL





# ACCOMMODATION

## GROUND FLOOR

### Entrance Hall

Accessed via hardwood front door with exposed stone wall, terracotta tiled flooring, partially glazed door to:-

### Hall

With Italian slate tiled flooring, radiator, downlighting, doors to ground floor suite, utility room and larder cupboard with a range of floor units and shelving, terracotta tiled flooring and extractor fan, open to:-

### Open Plan Kitchen/Dining/Garden Room

#### Kitchen

With a range of floor units having granite worktop incorporating stainless steel sink with mixer tap and scored drainer, integrated appliances including larder fridge, dishwasher, Bosch induction hob and fan oven, oil fired cream Rayburn, Italian slate tiled flooring, downlighting, 2 side aspect windows, open to dining room and:-

#### Garden Room

Being glazed to 3 sides with 2 sets of front aspect patio doors affording wonderful views over the garden and countryside beyond, Italian slate tiled flooring, partially vaulted ceiling, woodburning stove, vertical radiator, step and open to:-

#### Dining Room

With wood flooring, internal sash window overlooking the utility room, non-working fireplace with wood mantel door to:-

#### Inner Hall

With front aspect window overlooking the garden, stairs rising to first floor, door to:-

#### Snug/Sitting Room

Being dual aspect to front and rear, glazed panelled door to front garden, exposed stone chimney breast with inset working fireplace, stone hearth, wooden mantel and shelving, built-in understairs cupboard, door to rear lobby, glazed panel door to:-

#### Living Room

With 2 front aspect windows, glazed panel door to front garden, decorative cast iron fireplace with wood surround and mantel, built-in recessed cupboard with glazed doors, further recessed cupboard, radiator, wall lights, open to:-

#### Study

With 2 rear aspect windows, 2 built-in full height cupboards with shelving and side aspect windows, radiator.

#### Rear Lobby

With range of wall cupboards and shelving, downlighting, cloaks cupboard, partially glazed door to rear courtyard, door to:-

#### Cloakroom

With WC, wash hand basin, radiator, side aspect window, extractor fan, terracotta tiled flooring.

#### Utility Room

With wooden worktop incorporating Belfast sink, space and plumbing for dishwasher, space and plumbing for washing machine, rear aspect window, downlighting, radiator, terracotta tiled flooring, door to store room.

#### Ground Floor Suite

#### Lobby

With 2 built-in cupboards, door to:-.

#### Studio

Being dual aspect to both sides, vaulted ceiling having exposed A-frame timbers, access to loft space glazed double doors to:-

#### Bedroom

Being dual aspect with window to south side and Velux window to north, radiator, glazed panelled door to:-

#### En Suite Shower Room

With WC, wash hand basin, walk-in shower having wall mounted Mira shower and tiled walls, extractor fan, side aspect window, terracotta tiled flooring.

## FIRST FLOOR

#### Landing

Being dual aspect to front and rear, radiator, doors to bedrooms 1, 2, 3 and family bathroom.

#### Bedroom1

Being dual aspect with 2 windows overlooking the front garden and 1 window to the rear with views over the garden to countryside beyond, feature cast iron fireplace with stone surround and decorative tiles, access to loft space, door to:-

#### Dressing Room

With rear aspect window, range of built-in wardrobes having sliding panelled doors, radiator, partially glazed door to:-

#### En suite Shower Room

With WC, wash hand basin, corner walk-in shower with Mira shower and tiled walls, radiator, downlighting, partially tiled walls, rear aspect window, ladder style chrome radiator, cupboard with shelving.

#### Bedroom 2

With front aspect window overlooking the garden, window seat, feature cast iron fireplace with wood surround, radiator.

#### Bedroom 3

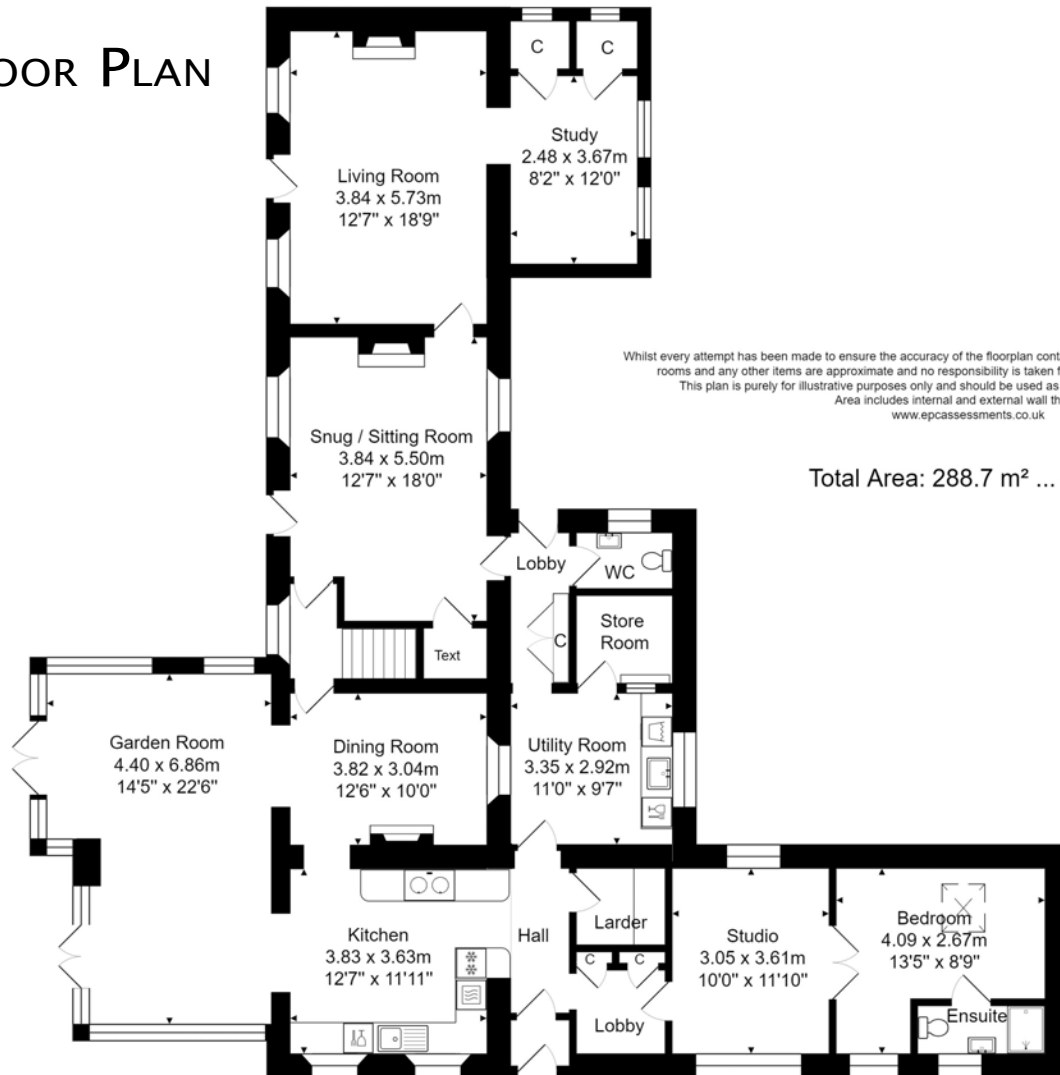
Being triple aspect with window to rear, Velux and window to side and French doors with Juliet balcony to front, built-in wardrobe, vaulted ceiling, spotlights, radiator, views over the garden to countryside beyond, access to loft space.

#### Family Bathroom

With concealed cistern WC, vanity unit having inset wash hand basin and mixer tap, bath with wall mounted shower over and glazed shower screen, tiled flooring, partially tiled walls, dual aspect to both sides, cupboard housing hot water tank and slatted shelving, downlighting, chrome ladder style radiator, further cupboard with shelving, access to loft space.



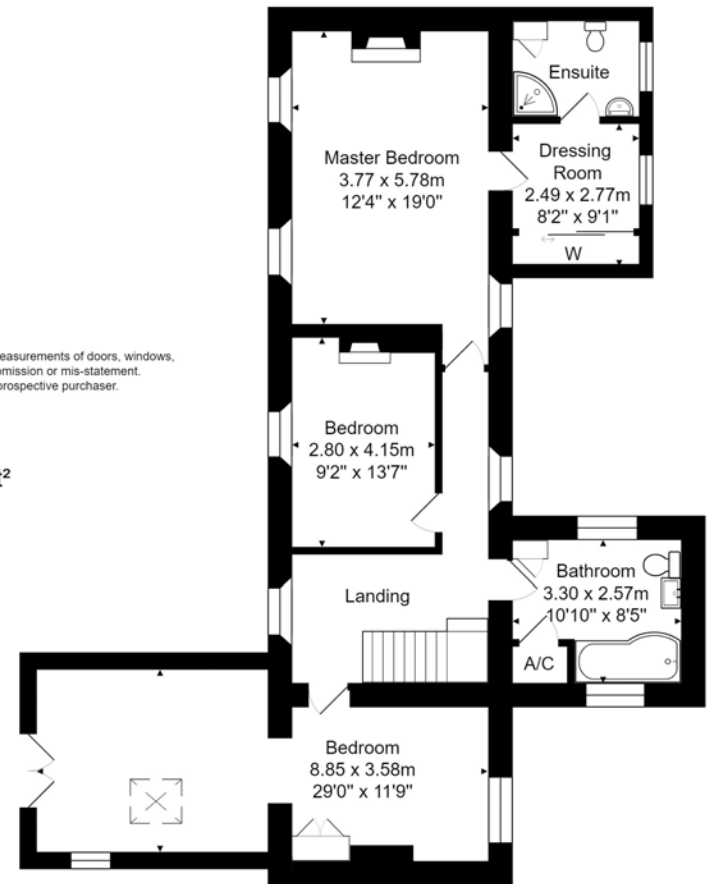
# FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness  
www.epcassessments.co.uk

Total Area: 288.7 m<sup>2</sup> ... 3107 ft<sup>2</sup>

Ground Floor  
Area: 156.1 m<sup>2</sup> ... 1681 ft<sup>2</sup>



First Floor  
Area: 105.4 m<sup>2</sup> ... 1134 ft<sup>2</sup>

## GENERAL INFORMATION

- Services: We are advised that all mains services are connected with the exception of gas
- Heating: Oil fired central heating
- Drainage: Septic Tank
- Local Authority: Wiltshire Council
- Council Tax Band: Band G - £3,763.93

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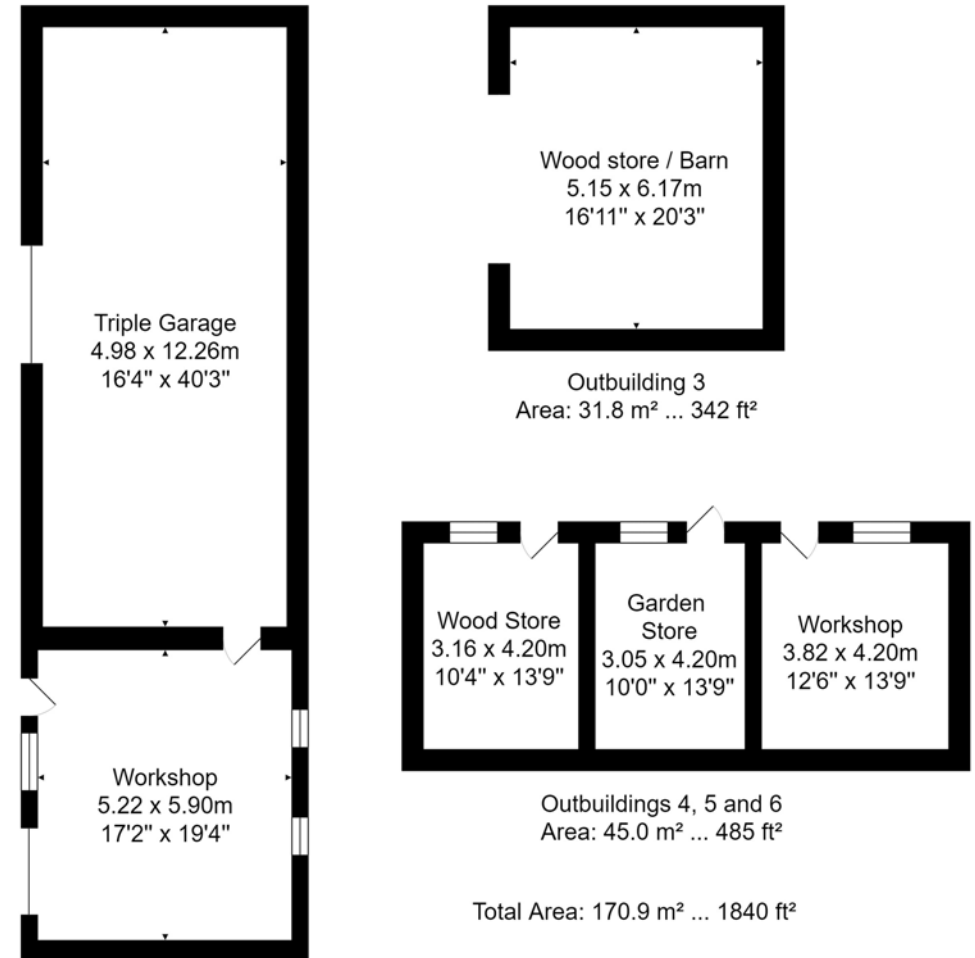


# EXTERNALLY

A shared tarmac drive leads to a white, 5 bar gate giving access to a gravelled parking area for numerous vehicles and in turn leads to both the main house and a number of outbuildings, totalling approximately 1,840sq ft and currently provides garaging for 2/3 vehicles, workshops and storage. Subject to the relevant consents, it may be possible to convert to provide ancillary accommodation if required.

The delightful garden which encompasses Swansbrook Farm is well enclosed by stone walling and mature hedgerow, it is predominately laid to level lawn with various seating areas and sun terraces. There is an abundance of cottage style plants, shrubs, trees and fruit trees.

In addition, there is a vegetable garden with greenhouse, a wild meadow area and a charming pond.







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