



Southview Farm, Widbrook, Bradford on Avon, BA15 1UH

£1,500,000 Freehold

COOPER
AND
TANNER



Southview Farm

Widbrook, Bradford on Avon, BA15 1UH

 4  2  1  57 acres EPC F

Description

Southview Farm offers a wealth of opportunity to create a wonderful home either by updating the existing house, remodelling it or perhaps even replacing it entirely, subject of course to gaining any of the necessary consents. Set in a private position yet with the benefit of being located on the outskirts of the town of Bradford on Avon - a perfect combination of rural living with the convenience of the town's facilities close by.

The property comprises a detached four-bedroom farmhouse with a range of traditional and more modern farm buildings and stables all set in approximately 57 acres of gardens, grounds and pastureland with the potential to suit a wide variety of uses including agricultural, equestrian or conservation, subject of course to gaining the necessary consents.

The House

Set at the end of a private drive, Southview Farmhouse now requires a scheme of modernisation and improvement. It was originally a period house that was extended in the 1960s to provide the current accommodation.

The front door opens into the entrance hall with stairs rising to the first floor and doors opening onto each of the ground floor rooms. The sitting room is a pleasant, light reception room with an open fireplace. The dining room lies to the side of the property and has a patio door leading out to the garden. The kitchen has a range of fitted wall and base units with space for fitted appliances, windows to the front and side and breakfast room to one end with plenty of space for a table and chairs. Just beyond the kitchen is a useful utility and boot room – ideal for muddy boots and dogs.

On the first floor, and accessed from the central landing, there are four double bedrooms, each with superb views over Southview's own land and beyond and three having wash basins. There is a good-sized family bathroom with a separate cloakroom.

Outside

To the rear of the house is range of versatile buildings that would suit a wide variety of uses.

Immediately adjoining the rear of the house, with a door from the yard, is the old tack room which wraps around the corner of the house.

Beyond this lies a lovely, traditional red brick barn with stables on the ground floor and then storage over. Subject to gaining any of the necessary consents, this building would be suited to an office, annexe or holiday accommodation.

There are three separate blocks of timber stables that provide 11 boxes in total and are in need of some improvement.

Just beyond the stables there are three useful agricultural buildings; A block built barn of approximately 160m² with a concrete floor and two openings to the side. A steel portal frame barn with part concrete and part clad walls under a corrugated fibre cement roof of approximately 156m² and then a timber former cubicle shed of approximately 132m².

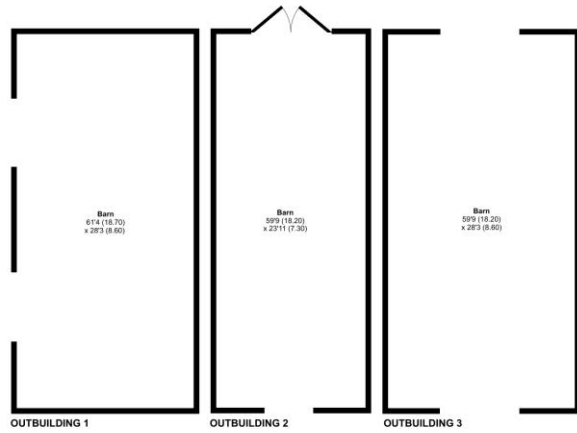




Southview Farm, Bradford-on-Avon, BA15

Outbuildings = 5046 sq ft / 468.7 sq m

For identification only - Not to scale

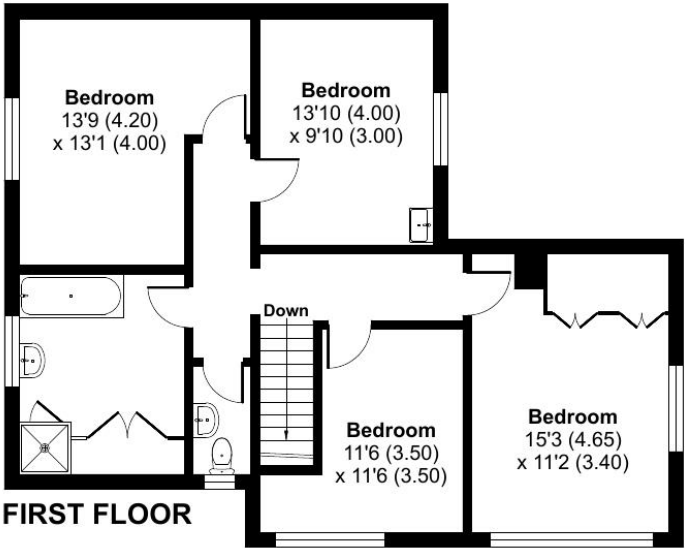
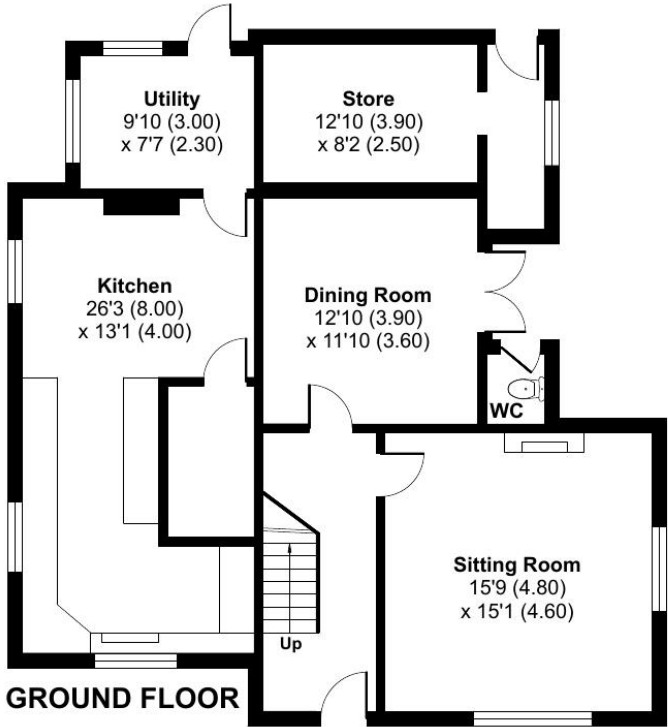


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Cooper and Turner. REF: 1180002

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Approximate Area = 1782 sq ft / 165.5 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: 1190932



The land

The land is held in a ring fence and is bound by a combination of mature hedges and post and wire fencing and divided into convenient paddocks, although some of the dividing boundaries have been partly removed.

The land is boarded to the north by the Kennett and Avon Canal, to the west by Rowden Lane, to the east by Trowbridge Road and to the south by adjoining farmland.

In total the farm extends to approximately 57 acres of grounds, yard and pastureland.

Location

Southview Farm is in a quite unusual position in that it offers the space and land surrounding the house and buildings yet is located on the outskirts of the town and close to its facilities and amenities.

Bradford on Avon is a wonderful town with many historic buildings including the 14th century tithe barn. The high street offers a lovely range of independent shops and business with a choice of restaurants and pubs. The town also offers a choice of schools both primary and secondary. The neighbouring town of Trowbridge and the city of Bath are both located close by with additional facilities and amenities.

For those who need to commute further afield, Bradford on Avon provides a regular mainline rail service with access to Westbury, Bath Spa, Bristol Temple Meads, Salisbury and the south coast.

If you are looking for an equestrian property, then Southview Farm would be ideal with excellent training and competition opportunities for all disciplines in the area including Widbrook Equestrian Centre which is located just opposite Southview Farm and offers facility hire including an indoor school, West Wilts Equestrian Centre at Holt and Downlands Equestrian at Tytherington as well as a choice of riding and pony clubs holding regular training sessions. Riding out from the farm is limited but there are some routes within a short box journey.

Rights of Way

There are no rights of way, either public or private, over the land.

Rights/Restrictions

The property is being sold subject to and with the benefit of all rights, obligations and restrictions whether referred to in these particulars or not.

Designations

The farmhouse and buildings are not listed. The farm is within an area designated as Green Belt. The farm does not fall within a Nitrate Vulnerable Zone.



Local Information

Local Council: Wiltshire

Council Tax Band: F

Heating: Oil fired heating to the farmhouse

Services: Mains water and electricity connected. Septic tank drainage. Water and electric connected to the buildings and water to the land.



Equestrian Venues

- Widbrook Equestrian Centre
- West Wilts Equestrian Centre



Train Links

- Bradford on Avon
- Trowbridge



Nearest Schools

- Bradford on Avon
- Trowbridge
- Bath





FROME OFFICE

telephone 01373 455060

6 The Bridge, Frome, Somerset BA11 1AR

frome@cooperandtanner.co.uk

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