



The Old Tythe Barn, Brook Hall Farm, North Bradley BA14 9PT

£1,000,000 Freehold

COOPER
AND
TANNER



The Old Tythe Barn, Brook Hall Farm, North Bradley, BA14 9PT

 4  2  3  2.9 acres  3 stables EPC D

With a consent for a one bedroom annexe.

A further 12 acres of agricultural land available by separate negotiation

Description

The Old Tythe Barn is a tasteful and sympathetic conversion of a Grade II listed barn that is beautifully presented both inside and out. Whether you are looking for a home with equestrian facilities to keep your equine friends close, somewhere where you can fulfil the dream to pursue a conservation project or simply a super home with plenty of space, then The Old Tythe Barn would suit.

Set on the edge of a complex of similar conversions, The Old Tythe Barn has a lovely open rural aspect over the garden to the front, to the stables and paddocks and beyond to the adjoining countryside.

Accommodation

The front door opens into a lovely spacious central entrance hall with stairs rising to the first floor and doors opening to each of the reception rooms. The sitting room lies to the left of the hall with a dual aspect and French doors leading to the rear courtyard garden, making it a really lovely sociable room. The dining room is drenched in light with full height window and a pair of wooden sliding doors – a nod to its former agricultural use. A study sits on the other side of the hall and is a great room to shut yourself away in to work. Listed Building consent has been granted to remove the wall between the kitchen and study which would create a wonderful open plan kitchen and dining room. Plans are available.

The kitchen is modern in design but fits the character of the property with a range of shaker style units, a central island and breakfast bar and a range style oven. Adjoining the kitchen is a large and well-equipped utility room with plumbing for appliances, base unit with wooden work surface and Belfast sink – an ideal room for country life

with dogs, muddy boots and horses. There is a recently refitted downstairs WC. A door leads from the utility room to a large double garage.

On the first floor there is a spacious landing with doors leading to the bedrooms. The master bedroom has a lovely outlook over the garden to the front and the paddocks and has a dressing area and recently completed en-suite shower room. Bedroom two is another good double bedroom with an en-suite bathroom. A door leads to an inner hallway with the family bathroom, smaller fourth bedroom and a large double room with dual aspect and super views.

Outside

To the front of the barn is a large, gravelled driveway and parking area with space for several vehicles.

The gardens lie primarily to the front of the barn and are laid to lawn with a bed of shrubs and enclosed with a maturing hedge. Through an archway in a traditional stone wall is a charming courtyard garden which runs along the length of the barn with doors from the sitting room and utility. There is a secluded seating area and space for alfresco dining under a timber pergola.

Planning

Consent was granted, along with Listed Building consent, to convert the loft space over the garage into a self contained one bedroom annexe and to alter the internal layout to create the open plan kitchen. It is believed that works completed have instigated the consent. However, interested parties must rely on their own enquiries. Plans and consents are available from the agents or to download from the Wiltshire Council website. Planning reference (19/0176/FUL).





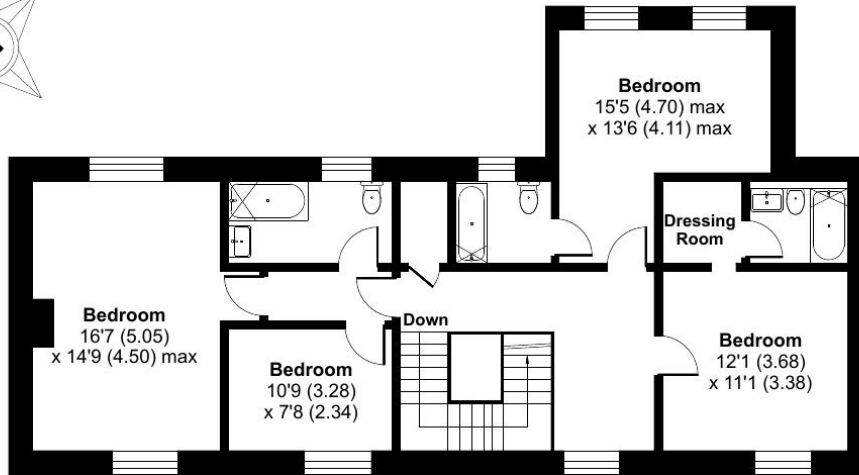
The Old Tythe Barn, Brook Hall Farm, North Bradley, Trowbridge, BA14

Approximate Area = 2508 sq ft / 233 sq m

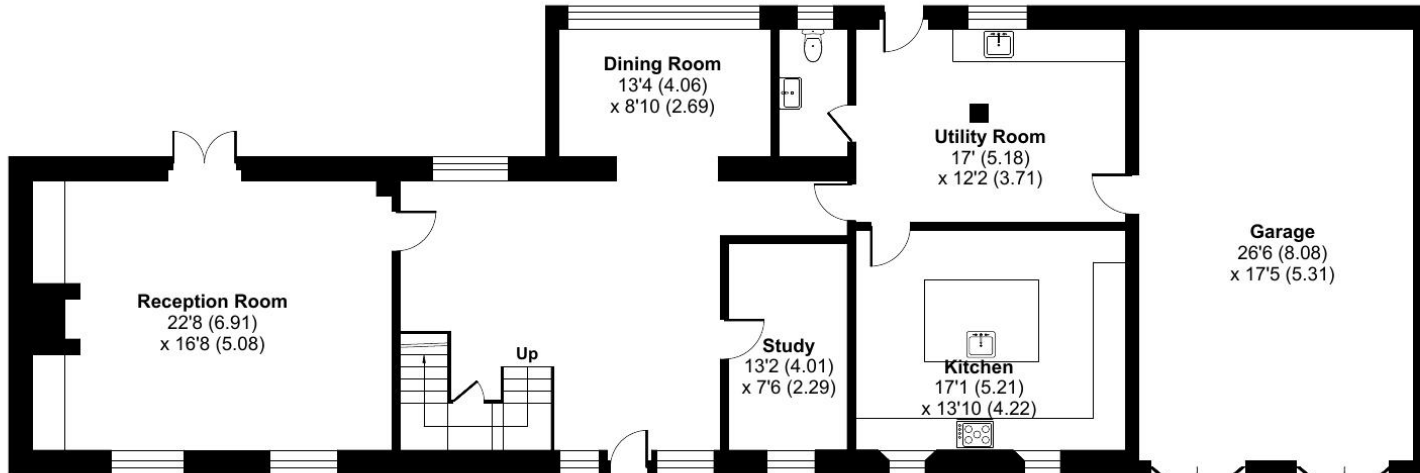
Garage = 471 sq ft / 43.7 sq m

Total = 2979 sq ft / 276.7 sq m

For identification only - Not to scale



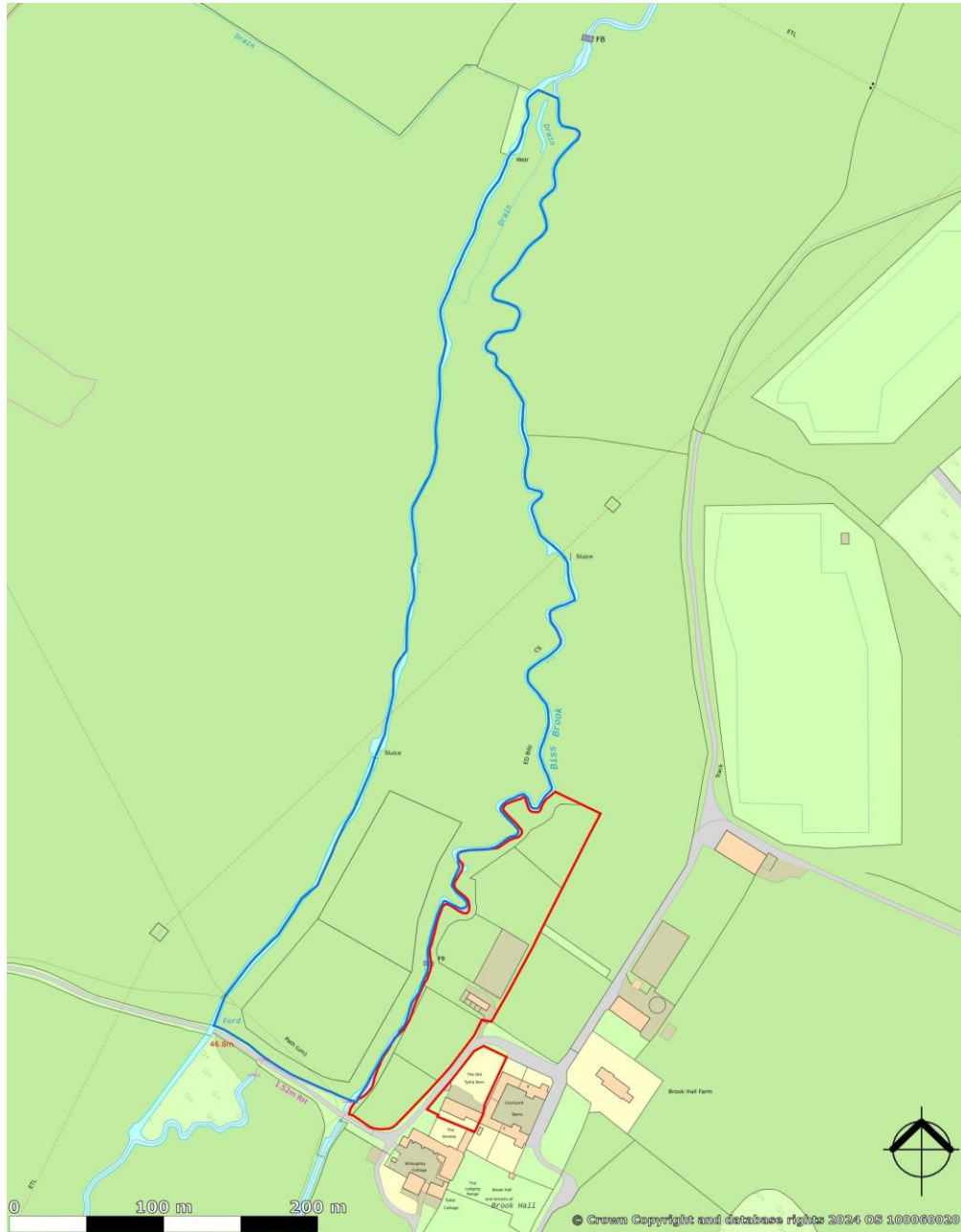
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1111769



The stable yard

The yard lies to the other side of the shared driveway and comprises a block of three timber stables with automatic water drinkers, together with a feed room/store in a sheltered spot, tucked behind a hedge and with a yard area to the front. The school is to the rear of the stables. It measures 40m x 20m enclosed with wooden post and rail fencing and a sand and fibre surface. Just below the stables is an area that is used as a muck heap store with vehicular access for removal. There is also space for parking a trailer or horse box. Consent had previously been granted to replace the existing stables with an L-shaped block. The consent has now lapsed but can be found under planning reference 18/04276/FUL.

The paddocks lie to either side of the stable yard and are gently undulating in aspect and lead down to Biss Brook. The land has been divided into convenient paddocks with a combination of post and rail fencing and post and rope electric fencing with post and rail permitter boundaries.

The brook meanders along the edge of the land with a secluded "island" naturally created which makes a great space for a BBQ or to simply sit and enjoy the vista.

Additional land available by separate negotiation. As edged blue on the site plan.

Separated from the stable paddocks by the brook, with a bridge linking the two, this is a super block of approximately 12 acres of land that would suit a wide variety of uses, including conservation, agricultural or equestrian. The current owners have managed it in a very sympathetic way to create a haven for flora and fauna and have regular visitors including otters, owls, water voles and hares. Two paddocks have been created close to the southern boundary to complement the grazing for the horses. A track is mowed around the boundary which gives a great route to walk or ride. The rest of the field is cut once a year and then left to return naturally.

Location

The Old Tythe Barn is set in a rural position just outside the villages of North Bradley and Southwick and just a few miles from the towns of Frome and Westbury. It really does offer the best of both worlds with everything that a rural location offers combined with the convenience of an excellent range of facilities and amenities close by.

The vibrant and artisan town of Frome has something for everyone with regular monthly artisan markets, a well-renowned annual arts festival and plenty of opportunities to join in a wide variety of sports and recreational clubs and societies. The local area has a wide range of restaurants and cafes including the Full Moon at Rudge, which is a very short distance away, Talbot at Mells, The Three Daggers at Edington and the White Row Farm Shop at Beckington. Trowbridge and Frome offer a choice of supermarkets with a smaller M & S food store at Beckington. The private members club at Babington, Hauser and Worth in Bruton and The Newt in Castle Cary are within an easy driving distance.

The area is also well served with road and rail connections for those looking to commute with regular rail services to Bristol (32 minutes from Trowbridge), Bath (17 minutes from Trowbridge) and London (1hr 11 minutes from Westbury) and the M4 and A303 being close by.

Whatever equestrian discipline you follow, there are opportunities for all close by with several local venues providing a range of both affiliated and unaffiliated competitions (Warminster Saddle Club, West Wilts Equestrian Centre at Holt). In addition, there are some excellent training facilities including Downlands Equestrian at Tytherington, Barrow Farm at Witham Friary and Mendip Plains at Ston Easton. There is a choice of Pony Clubs and Riding Clubs in the area including the Wylve Valley and Avon Vale Pony Clubs and Bath Riding Club and Saxon Dressage Group.

There is also an excellent choice of equestrian suppliers locally including equine vets, farriers, freelance grooms along with feed and bedding merchants with Mole Valley Farmers at Standerwick and Barbers in Warminster also providing those equestrian essentials.

Agents Note

During extended periods of heavy rainfall, the ford can become high. An alternative route is available. Internet connection is via a 4G wireless router using EE with a typical download speed of 13.23Mbps and upload of 5.38Mbps. Alternative providers, such as Starlink, are available. The photo on the rear of the brochure was taken in the summer of 2023.



Local Information

Local Council: Wiltshire Council

Council Tax Band: F

Heating: Oil fired central heating

Services: Mains water and electricity, private drainage. Water and electricity are connected to the stables and water to the land.

Viewing: Strictly by appointment through Cooper and Tanner on 01373 455060 (option 2). The postcode will take you to the Brook Hall Farm and the Old Tythe Barn will be found after Brook Hall on the right hand side. **What3words:** cost.drifters.glow



FROME OFFICE

telephone 01373 455060

6 The Bridge, Frome, Somerset BA11 1AR

frome@cooperandtanner.co.uk

COOPER
AND
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

