



Clivey Barn Farm, Dilton Marsh, Nr Westbury, BA13 4BQ

£1,250,000 Freehold

COOPER
AND
TANNER



Clivey Barn Farm, Dilton Marsh, Nr Westbury, BA13 4BQ

 6+3  2+1  3+2  18.3 acres EPC Both dwellings D

Description

Located on the edge of the village between Frome and Westbury this spacious farmhouse has a three bedroom self contained annexe and a large range of agricultural buildings and land, in all just over 18 acres. The farmhouse is subject to an agricultural occupancy condition.

The Farmhouse

The farmhouse, built just over 20 years ago, and now offered for sale with no onward chain. A stone entrance porch leads into the entrance hall with oak flooring, oak panelling to dado height and exposed beams. Double doors lead into the dining room with stone mullion windows to the front and double doors to the garden. A woodburning stove sits within a fireplace with oak mantle. The sitting room has stone mullion windows to the front and side with oak flooring and exposed beams. The kitchen/breakfast room has windows to the sides and a door to the rear gardens. A hand made oak kitchen provides plenty of storage space with a separate larder cupboard. A cream Aga sits within a red brick chimney breast and there is an electric Hotpoint double oven. There is a Belfast sink, plumbing for a dishwasher and a built in under counter fridge. There is a really good sized utility room with Belfast sink and range of cupboards, a down stairs shower room and a cupboard housing a Grant oil fired boiler. A connecting door leads

through to the annexe. A further cloakroom completes the downstairs accommodation. A oak staircase leads to the first floor where there are five bedrooms and two bathrooms.

There is a staircase leading to the second floor that has Velux windows, an inner hall way and two rooms currently a bedroom and a good sized office.

Attached, but self contained if required, a well appointed annexe. The annexe has an entrance hall with oak flooring and an under stairs cupboard. The kitchen/breakfast room overlooks the garden and has a hand made kitchen with wall and floor cabinets. There is an electric cooker and extractor fan over. There is plumbing for a washing machine, a Grant oil fired boiler, tiled floor and exposed beams. The sitting room has exposed beams and enjoys a dual aspect with doors to the garden. On the first floor the master bedroom has an en-suite shower room. There is a further double bedroom, a single bedroom and a bathroom with separate shower. The first floor accommodation is built in the eaves and has Velux windows. There is a garden with patio seating area and countryside views.

Outside

There is a good-sized front garden with ample parking and a detached workshop to the side of the farmhouse. The rear garden has a patio area and is enclosed by a laurel and beech hedge.





Clivey, Dilton Marsh, Westbury, BA13

Approximate Area = 3295 sq ft / 306.1 sq m (excludes void)

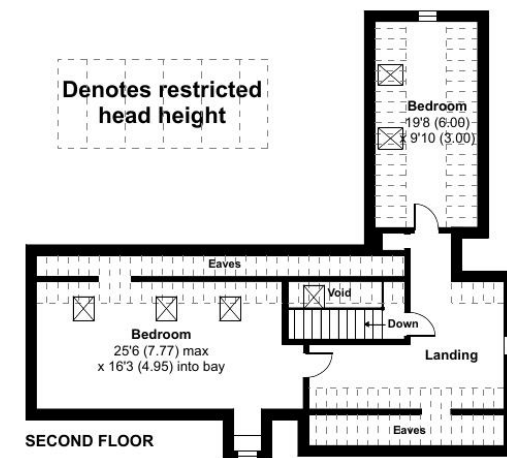
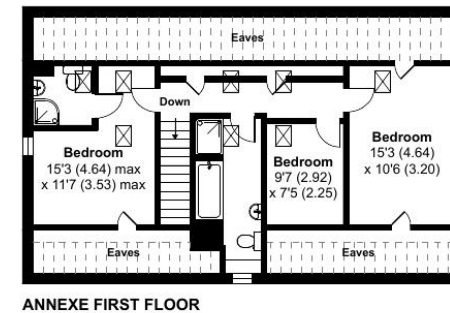
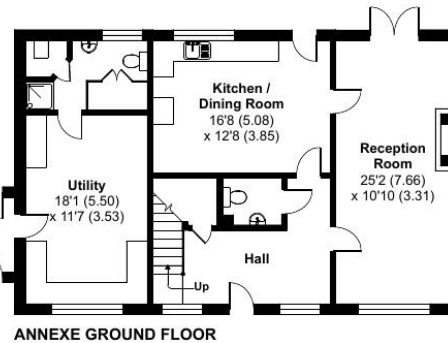
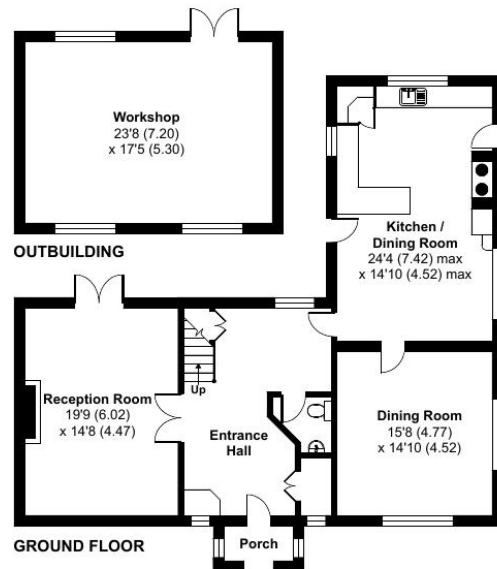
Limited Use Area(s) = 659 sq ft / 61.2 sq m

Annexe = 1437 sq ft / 133.4 sq m

Outbuilding = 410 sq ft / 38 sq m

Total = 5801 sq ft / 538.9 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). © nichecom 2025. Produced for Cooper and Tanner. REF: 1256314



A separate farm yard entrance runs adjacent to the farm house. There are an extensive range of steel portal framed buildings and covered yards. There are covered and uncovered silage clamps and plenty of concrete hard standing.

Location

Located on the edge of Dilton Marsh which offers a range of local amenities including public house and village school. A wider range of amenities are available in the nearby towns of Frome, Trowbridge and Warminster.

The nearby village of Beckington offers a church, two public houses, Marks and Spencer Food, Mes Amis licensed café deli, tennis, football and cricket clubs, village hall, village school and Spring Mead private day nursery and prep school. Recreational facilities locally are good with Babington House, Orchardleigh Golf club, fishing, shooting and beautiful open countryside all on the doorstep.

The excellent farmers' co-operative, Mole Valley Farmers, where you can purchase a huge selection of goods and the award winning Whiterow Farm Shop, with a first-class butchery, fishmonger, bakery, and delicatessen are both nearby.

For those looking to follow equestrian pursuits the area is well served with a variety of competition and training venues close by. Riding out is via a series of bridleways and lanes with further off-road riding available a short box journey away.

Agents note

The occupation of the farmhouse is subject to an agricultural occupancy restriction. Further details available on request.

Rural Finance

Cooper and Tanner act as agents for AMC (Agricultural Mortgage Corporation) and work very closely with other similar lenders, all of whom specialise in lending for the purchase of properties where high street lenders may not be able to. If you want to borrow money to buy (or refinance) properties including land, houses with land, farms and equestrian properties, then for a no obligation conversation please feel free to contact Victoria Osborne on 01373 83101



Local Council: Wiltshire

Council Tax Band: G

Heating: Oil fired heating and electric under floor heating to the ground floor.

Services: Mains water and electricity are connected to the farmhouse, annexe and yard.

Rights of Way: A footpath runs along the farm yard entrance, through the farm yard and then splits and exits the land to the north as shown by the broken green line on the location plan.



Motorway Links

- M4, M5
- A36, A303



Train Links

- Westbury
- Warminster



Nearest Schools

- Dilton Marsh, Beckington
- Frome, Warminster, Westbury





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