



Spring Farm, Corsley, Warminster, BA12 7QA

£1,385,000 Freehold

COOPER
AND
TANNER



Spring Farm, Corsley Nr Warminster, BA12 7QA

 3  3  2  18.4 acres EPC E

£1,385,000 Freehold

Description

Set in an idyllic location on the Somerset and Wiltshire border and overlooking the Longleat Estate, this charming home has versatile living space with outbuildings, glorious gardens, orchard, wildlife pond and is set in just over 18 acres of pastureland and several copses. The house is located on a quiet single-track lane which is a no through road in a peaceful location with panoramic views.

Accommodation

A charming and attractive farmhouse built of natural stone with red brick string courses. An oak framed porch and front door leads into the entrance hall that is finished with period parquet flooring. The dining room has a window overlooking the front gardens, exposed beam and shelved recesses. The drawing room enjoys a dual aspect and countryside views and has a carved Bathstone fireplace with Jetmaster fire inset. A door opens into a garden room that overlooks the rear gardens and the countryside beyond. The kitchen overlooks the rear gardens and is fitted with a range of oak wall and floor cabinets and a central island. There is a double oven Aga, built in dishwasher, Bosch oven and fridge. The inner hallway leads to the utility room, a separate cloakroom and a study that has water connected and could suit a variety of uses.

On the first floor there is a generous landing with a window to the front. The principal bedroom suite has a dual aspect and has plenty of built in cupboards and

hanging space and an en-suite shower room with a white suite, bathroom cabinets and electric towel rail. There are two further double bedrooms with built in wardrobes. There is a large space within the eaves that provides extra storage space with additional loft access.

Outside

The outside space is simply outstanding, and the gardens and grounds are glorious. The gardens, having been meticulously planted and maintained by the owners, are delightful. The drive opens to a substantial parking area and to a detached double garage and workshop building. The garage has an electric garage door and there are three substantial workshops and stores. Electricity connected to the workshop and this building could suit a variety of uses subject to the necessary consents.

To the rear of the house is a paved seating area with steps up to the garden. There is a fully enclosed kitchen garden with arbour, enclosed by wooden fencing with raised beds, fruit cage, trees and a greenhouse with electricity connected. The remainder of the gardens are planted with an extensive and interesting variety of shrubs, trees and plants. There is a pond and a bog garden. From the gardens there are several vantage points from which to enjoy the gardens and the wider views. To the rear of the garage is a separate double gated access into the rear of the garden and to the land with a further brick built secure storage building.





Spring Farm, Corsley, Warminster, BA12

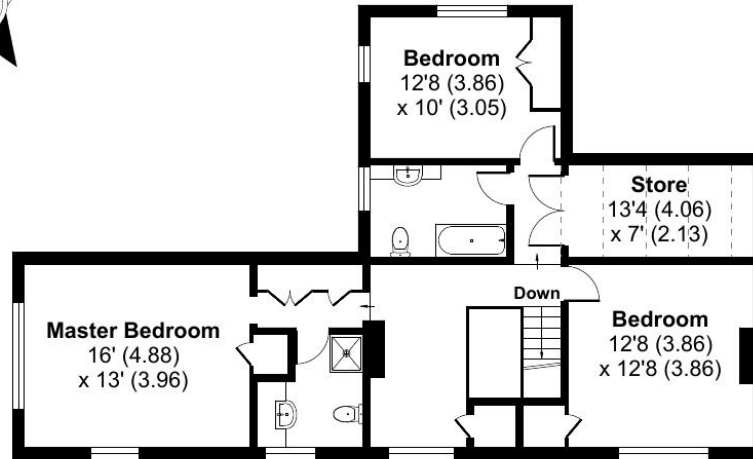
Approximate Area = 2319 sq ft / 215.4 sq m (excludes boiler room)

Limited Use Area(s) = 96 sq ft / 8.9 sq m

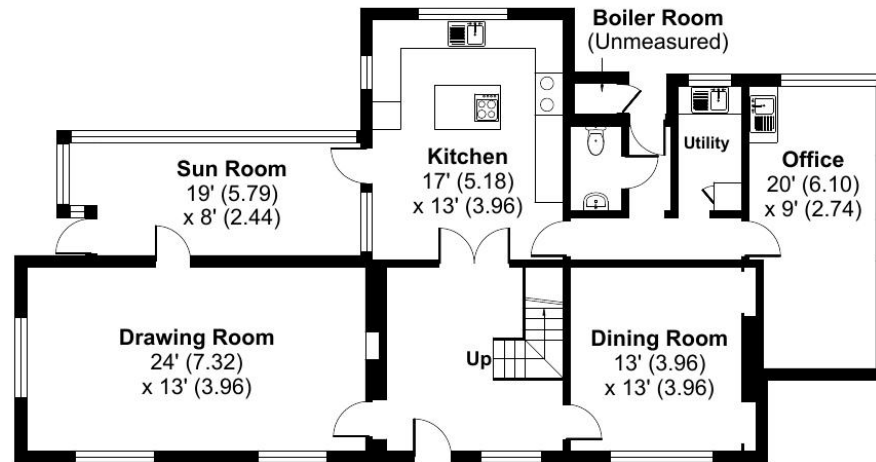
Outbuilding = 912 sq ft / 84.7 sq m

Total = 3327 sq ft / 309 sq m

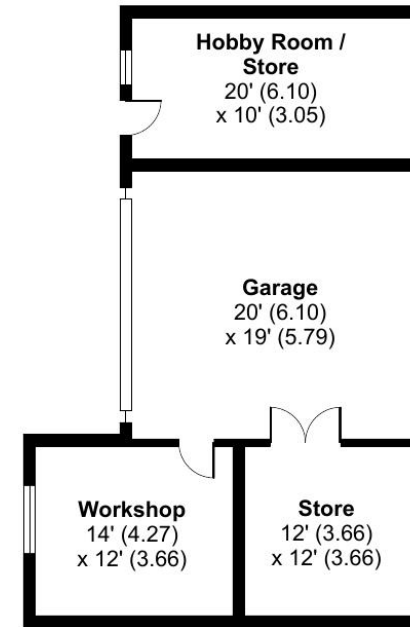
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

Denotes restricted head height



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: 1088982



The land

To the rear of the property the land slopes up and away from the house and is laid to permanent pasture enclosed by mature hedges. Within the land are several mature copses and one contains a spring fed pond. To the east of the main parcel of land is a separate paddock of just over 3 acres, this is enclosed by mature hedges and has a separate access from the lane. The views from the land are simply outstanding and immediately overlook the house and gardens across water meadows and onto the wider Longleat Estate.

Location

Corsley is located on the Somerset/Wiltshire border, equidistant from the vibrant towns of Frome and Warminster. Both towns have a good range of facilities and amenities. Access to the road network is excellent with the A350, linking to the A303 - M3 being close by.

Large parts of the village were originally part of the Longleat Estate, and it has a super community feel with a busy calendar of events and activities to suit all.

Private schools locally are excellent with Warminster School, Sexey's, Kings and Millfield. Babington House private members' club and hotel is nearby. Mainline railway stations are located at Westbury (8 miles) London Paddington and Gillingham (19 miles) London

Waterloo. Tourist attractions such as Longleat, Stourhead, and Stonehenge are a short distance away, with the Devon and Dorset coast also within easy reach.

The immediate locality provides fantastic walking and out riding, with a network of quiet lanes and bridleways.

Directions

From Chapmanslade turn into Huntenhall Lane and follow this lane down the hill. Take a right turn into Mill Lane and continue until you find Spring Farm on your right-hand side.

Agents Note

A public footpath runs along the edge of the separate paddock.

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

Victoria.osborne@cooperandtanner.co.uk

01373 831010



Local Information

Local Council: Wiltshire Council.

Council Tax Band: G.

Heating: Services: Mains water and electric, private drainage.

Tenure: Freehold.



Motorway Links

- M4. M5
- A303



Train Links

- Westbury. Warminster. Frome. Bath



Nearest Schools

- Chapmanslade Primary School
- Warminster & Frome Senior
- Private -Warminster and Bath



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