



Botany Farmhouse, Bradley Road, Warminster, BA12 7JY


£1,400,000 Freehold

COOPER  
AND  
TANNER



# Botany Farmhouse

## Bradley Road, Warminster, BA12 7JY

 5  3  3  8.86 acres  7 Stables EPC C

The Apartment

The Stables

 2  1  1 EPC E

 2  1  2 EPC E

### Description

Botany Farmhouse is a super family home in an unrivalled position for those looking for an equestrian lifestyle. The property offers a light and spacious house, good facilities, access to fantastic riding and with the added advantage of two holiday cottages. All set in gardens, grounds and paddocks of approximately 8.86 acres.

### Botany Farmhouse

The house is approached over a gravel driveway, which sets it back from the lane and that opens into a large parking and turning area with ample space for several vehicles, horse boxes and trailers. There is a formal front door which leads into a welcoming reception hall with doors leading to the principal reception rooms. Alternatively, there is a side door, through the barn that links the house to the cottages, which leads into the utility room making a more suitable entrance for muddy boots and dogs.

The ground floor comprises a formal sitting room at one end of the house with a dual aspect and a lovely outlook over the gardens. On the other side of the reception hall is the second sitting room again with windows on two aspects and then a door to the kitchen/breakfast room. This room is the real heart of the home with an oil-fired Aga and space for a dining table or a comfortable family space and glazed doors that open on to the terrace and a door leading to the study. The utility room is a great space for an equestrian property with plenty of room to

securely store tack and rugs together with plumbing for appliances and a cloakroom. Below the main sitting room is a cellar with a good ceiling height – perfect for wine and wood!

The first floor has a large open landing with windows to the garden and doors to four of the five bedrooms. Two of these bedrooms have en suite bathrooms, with the en suite to the master bedroom being a Jack and Jill bathroom with the bedroom beyond. This bedroom leads onto a useful storeroom which does link into the first floor of the adjoining cottage, The Apartment, via a doorway. With a second staircase leading to the utility room this part of the house could be used as a further self-contained space, if needed.

### The Stables

A very well-presented cottage with an enclosed courtyard garden. The ground floor comprises a lovely open plan kitchen and living room together with a bedroom and en suite wet room and stairs rising to the first floor. On the first floor there is the master bedroom with a further en suite.

### The Apartment

Again, very well presented with a courtyard garden and an open plan kitchen and living room on the ground floor and two bedrooms and a bathroom on the first floor.

Both cottages have parking spaces allocated.





# Bradley Road, Warminster, BA12

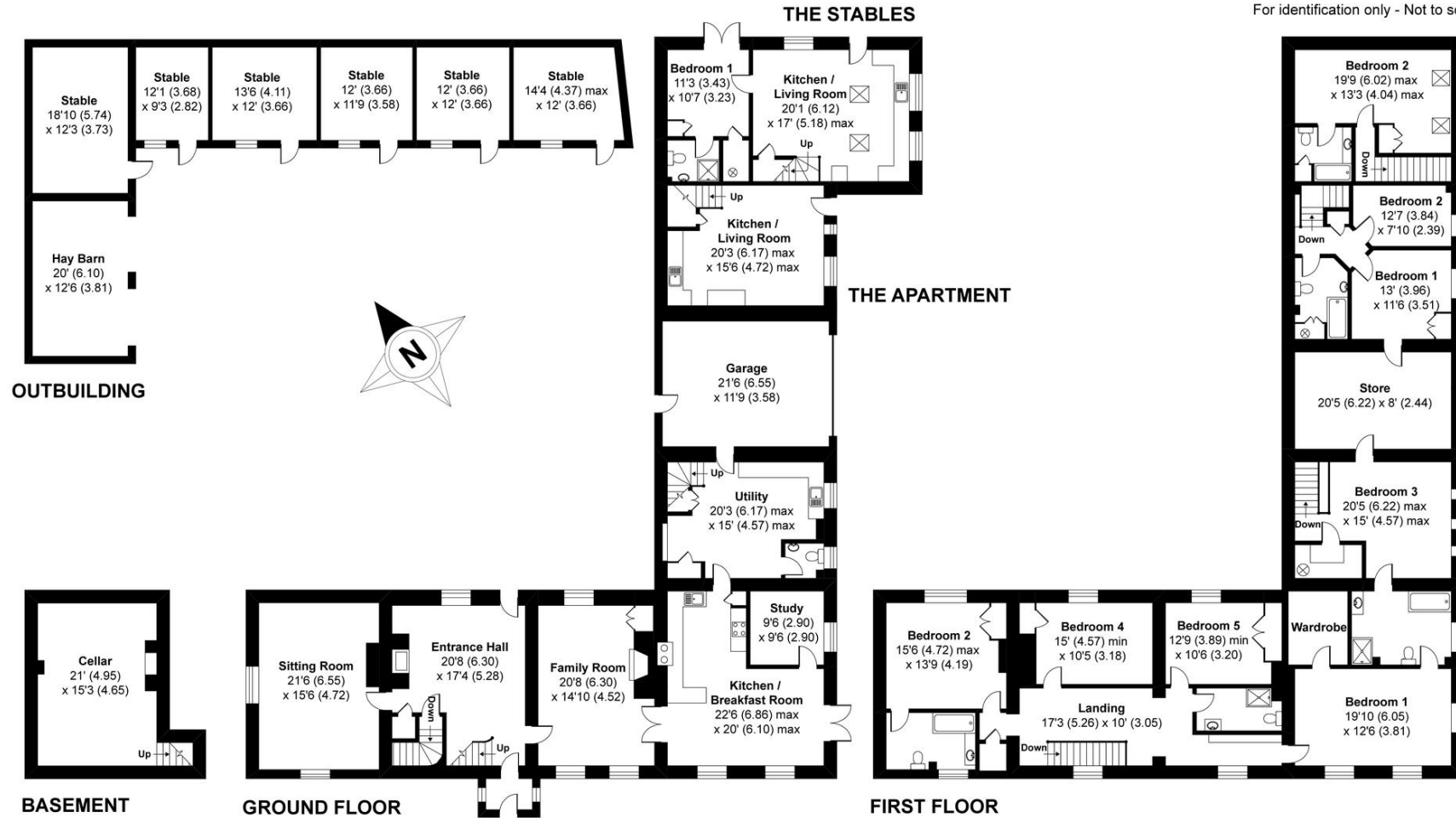
Approximate Area = 6091 sq ft / 565.8 sq m

Garage = 253 sq ft / 23.5 sq m

Outbuildings = 1318 sq ft / 122.4 sq m

Total = 7662 sq ft / 711.7 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). © n|checom 2020. Produced for Cooper and Tanner. REF: 639756



## Outside

The gardens lie primarily to the side and rear of the house and offer lovely level lawns with several mature beds and trees which create a sheltered and private garden. Immediately adjoining the house and with a door from the kitchen is a paved seating area.

The stable yard sits to the side of the house and offers six good sized boxes together with an open fronted store which has been used in the past to provide further stables as required. To the front is an enclosed concrete yard. Beyond the stable block is an electric four horse walker with a rubber surface.

The school, which is slightly larger than a standard 20m x 40m arena, is enclosed by wooden post and rail fencing with a rubber surface. Lights have been installed to run from a battery but this needs to be installed.

The land is arranged into two parcels, each enclosed by a combination of mature hedges and fencing and benefiting from being on free draining green sand soil meaning that in the main, all year-round turnout is possible.

## Location

Botany Farmhouse is located on the outskirts of the town of Warminster which offers a good range of facilities and amenities and a mainline railway station with a regular service to London. Access to the road network is

excellent with the A350, linking to the A303, being close by.

Perhaps one of the biggest assets of Botany Farmhouse is the access to possibly some of the best riding out in the area with the woods of the Longleat Estate on the doorstep, providing a network of off road tracks, subject to a permit which is obtained from the Longleat Estate Office. As well as the woods, the hills behind Warminster and the Deverill Hills offer networks of bridleways and both are located a very short box journey away.

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 (Ludlow Farm, which is just opposite Botany Farm, and Downlands Equestrian at Tytherington). There is a choice of Pony Clubs and Riding Clubs in the area together with a couple of Hunts.

## Rights of way

There is a single public footpath that runs from the lane, along the rear of the stables and out through the adjoining land. The neighbouring farmer owns the track to the rear of the property an Botany Farmhouse has a full right of access across it.



### Local Information Warminster

**Local Council:** Wiltshire

**Council Tax Band:** Farmhouse is F. The Apartment and The Stables both A

**Heating:** Oil fired heating to the farmhouse and electric heating to the two cottages

**Services:** Mains water, electricity and drainage are connected to each property with the cottages on separate electric meters



### Equestrian Venues

- West Wilts Equestrian Centre
- Warminster Saddle Club



### Train Links

- Warminster - London and Bristol
- Westbury - London and Bristol



### Nearest Schools

- Warminster
- Shaftesbury



FROME OFFICE  
telephone 01373 455060  
6 The Bridge, Frome, Somerset BA11 1AR  
[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

**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, references 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.

