



Beech Croft Farmhouse, Upton Lovell,  
Warminster, Wiltshire, BA12 0JW

Guide Price £1,150,000 Freehold

COOPER  
AND  
TANNER



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 5  4  2 EPC E

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## Description

We are delighted to offer this pleasing modern and extended five bedroom detached residence located in an area of outstanding natural beauty and accessed via a private gravel driveway and having a 1 acre paddock.

This substantial home offers exceptional family living accommodation throughout and is presented in immaculate order. The home is complimented with double glazing and heated via Propane Gas. At the rear of the property is a wonderful garden / sunroom, having a large floor to ceiling window with far reaching views beyond along with bi-fold doors giving access to the garden.

The accommodation in brief comprises an entrance hall with stairs to the first floor, WC, sitting room with fireplace and burner, garden / sunroom, study / office with fireplace and burner, fitted kitchen with a generous range of wall and base units and integrated appliances, utility room, first

floor landing, five bedrooms, en-suite, family bathroom.

## Outside

Outside at the rear of the house, a large walled and gravel courtyard provides generous parking and turning for several vehicles. A detached wood Stable Block has two boxes and a Tack Room. Access round both sides of the home leads to the beautiful and part walled gardens that are neatly tended and incorporate mainly lawn areas along with a selection of young trees and hedging.

## Paddock

Across from the home a gate gives access to the level paddock approaching 1 acre.

## Viewing

This comes highly recommended to realise the full charm of this substantial village residence. (BY APPOINTMENT ONLY)









## Location

The village of Upton Lovell enjoys a friendly and welcoming public house along with lovely walks along the river Wylde. Warminster is approximately 5 miles distant and offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, schools, churches, doctors' and dentists' surgeries, hospital, and post office.

Warminster also benefits from a main line railway station to London Waterloo whilst the nearby Warminster train station has connections to Bath/ Bristol / Bradford on Avon / Westbury/ Paddington /Reading. Junction 18 / M4 is 18 miles (29km) The A361 connects to Swindon to the north-east and Barnstaple to the south-west, while the north south A350 primary route to

Poole runs close to the town. Bristol Airport which is 30 miles (48 km) west. Bath and Salisbury are about 20 miles away. The A303 is about 10 miles to the south.



### Local Information

**Local Council:** Wiltshire Council

**Council Tax Band:** E

**Heating:** Propane gas

**Services:** Private Septic Tank / Mains Electricity and Water

**Tenure:** Freehold



### Motorway Links

- A303/M3/A361/A350
- M4



### Train Links

- Westbury
- Warminster

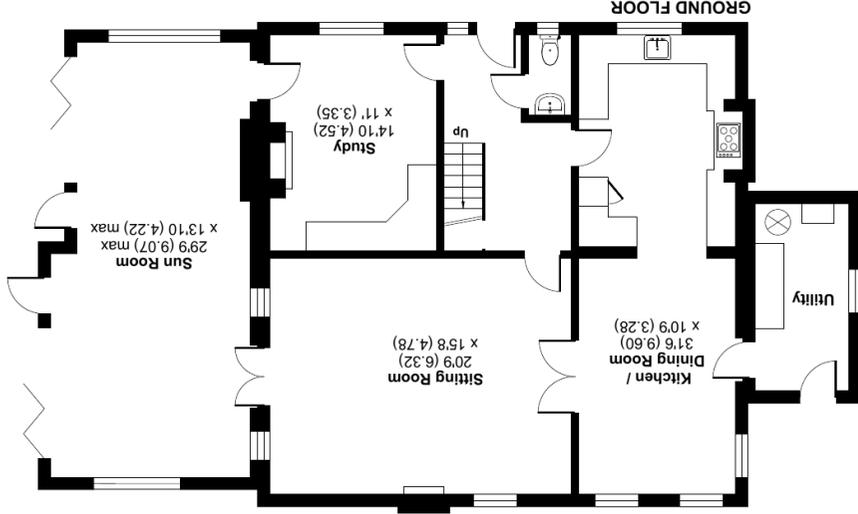
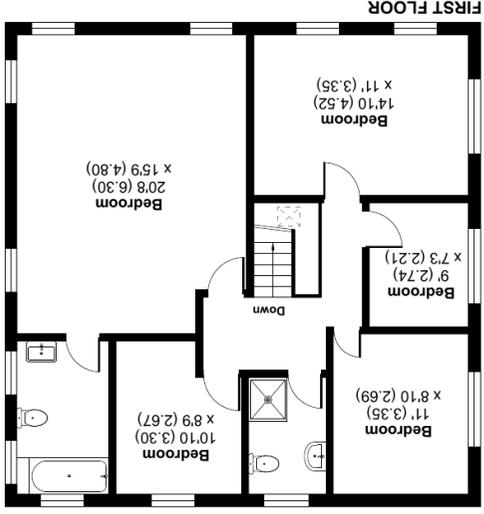
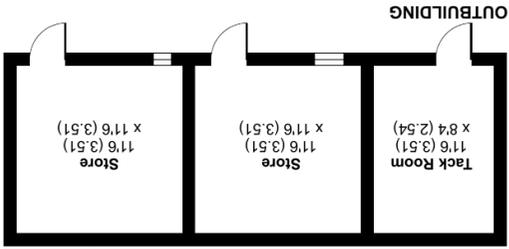


### Nearest Schools

- Trowbridge/Frome
- Warminster/Westbury/BOA

# Upton Lovell, Warmminster, BA12

Approximate Area = 2524 sq ft / 234.4 sq m  
 Outbuilding = 360 sq ft / 33.4 sq m  
 Total = 2884 sq ft / 267.8 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). © nchecom 2024. Produced for Cooper and Tanner. REF: 1130613

**WARMINSTER OFFICE**  
 telephone 01985 215579  
 48/50 Market Place, Warmminster BA12 9AN  
[warmminster@coopertanner.co.uk](mailto:warmminster@coopertanner.co.uk)

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