



Fern Farm, 8 Hisomley, Nr Dilton Marsh, BA13 4DB

£1,650,000 Freehold

COOPER
AND
TANNER



LB

HISOMLEY CROSSROADS

White Horse View

109.7m

Hisomley Lodge

Hisomley

Farm Road (Private)

Stables

Fern Farm

GP



100 m

200 m

Fern Farm, 8 Hisomley, Nr Dilton Marsh, Wiltshire, BA13 4DB

 4  3  2  23.76 acres  13 Stables EPC B

Description

Fern Farm offers a comfortable main house with two annexes and an extensive range of versatile equestrian facilities including 13 boxes, 20m x 60m all weather school, barns, tack rooms, Claydon five horse walker all set in approximately 23.76 acres of gardens, grounds and level paddocks.

The buildings, whilst very much set up for those looking to follow equestrian pursuits they would, subject to the relevant consents suit a variety of uses including holiday accommodation, office and workshop space or storage.

Fern Farm House

Fern Farm House is a charming period family home in courtyard setting. The accommodation is arranged over two floors and now in part does need a little updating, but in essence is a wonderfully practical rural home.

The current owners have recently upgraded the heating system to a Samsung Air Source Heat Pump and installed solar panels to provide electricity for the property. In addition to this all the radiators have been replaced and the external walls insulated to create an efficient home.

The side door, leading from the stable yard, leads into an entrance lobby which is a great space for yard boots and dogs. Beyond this is a useful utility room and access to the adjoining annex. The kitchen also leads from the utility room and is a real farmhouse kitchen with a super outlook over the garden, a large central island, oil fired range oven and extensive kitchen units. There is a light dining space at one end which overlooks the stables. From the kitchen,

doors lead to the snug and the main entrance hall. Stairs rise from the hall to the first floor and doors lead back into the snug, into the dining room, cloakroom and main reception room as well the original front door leading into the conservatory. The main reception room is a lovely dual aspect room with a study at one end, a large Bath stone fireplace with woodburning stove and patio doors opening directly onto the garden.

The first floor provides four good double bedrooms and a family bathroom with the master bedroom having a large en suite.

Annex 1

Linked to the main house via a door from the utility room and provides a versatile space for a dependent relative, office space or indeed a holiday let. It comprises a kitchen with room for a kitchen table, bathroom, large bedroom and conservatory sitting room.

Annex 2

This annex is self contained with a front door from the stable yard and comprises a double bedroom, open plan kitchen and living room and bathroom. Again, ideal for a variety of requirements.

Outside

The house is approached along a fine tree lined driveway leading to a large parking and turning area. The gardens sit to the rear and side of the house and benefit from a number of mature trees and shrub borders and are laid mainly to lawn. They are enclosed by low hedges allowing you to make the most of the stunning views over your paddocks.





Dilton Marsh, Westbury, BA13

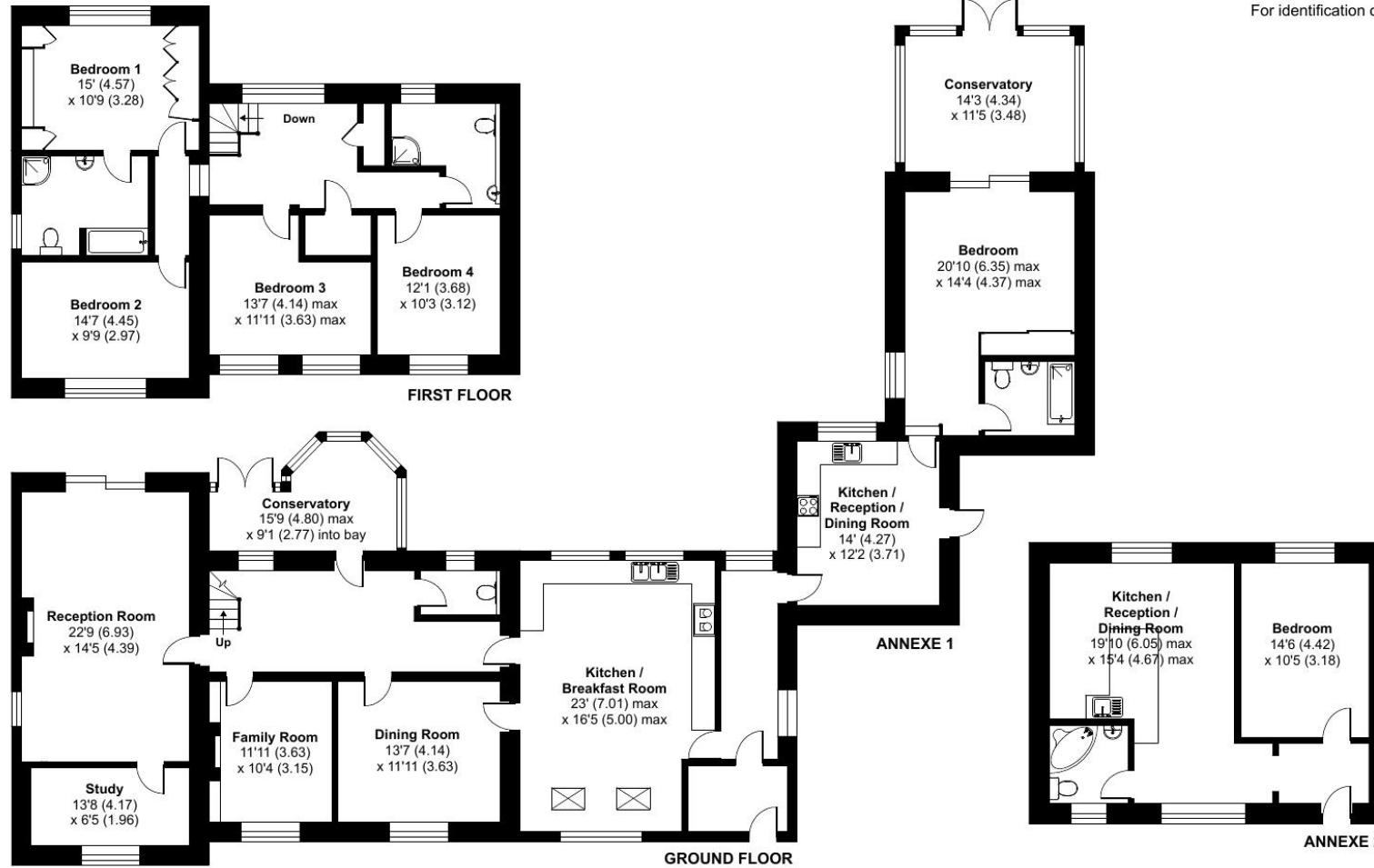
Approximate Area = 2697 sq ft / 250.6 sq m

Outbuilding(s) = 7461 sq ft / 693.1 sq m

Annexe(s) = 1197 sq ft / 111.2 sq m

Total = 11355 sq ft / 1054.9 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). © nchecon 2023. Produced for Cooper and Tanner. REF: 1030127

Hisomley, Dilton Marsh, Westbury, BA13

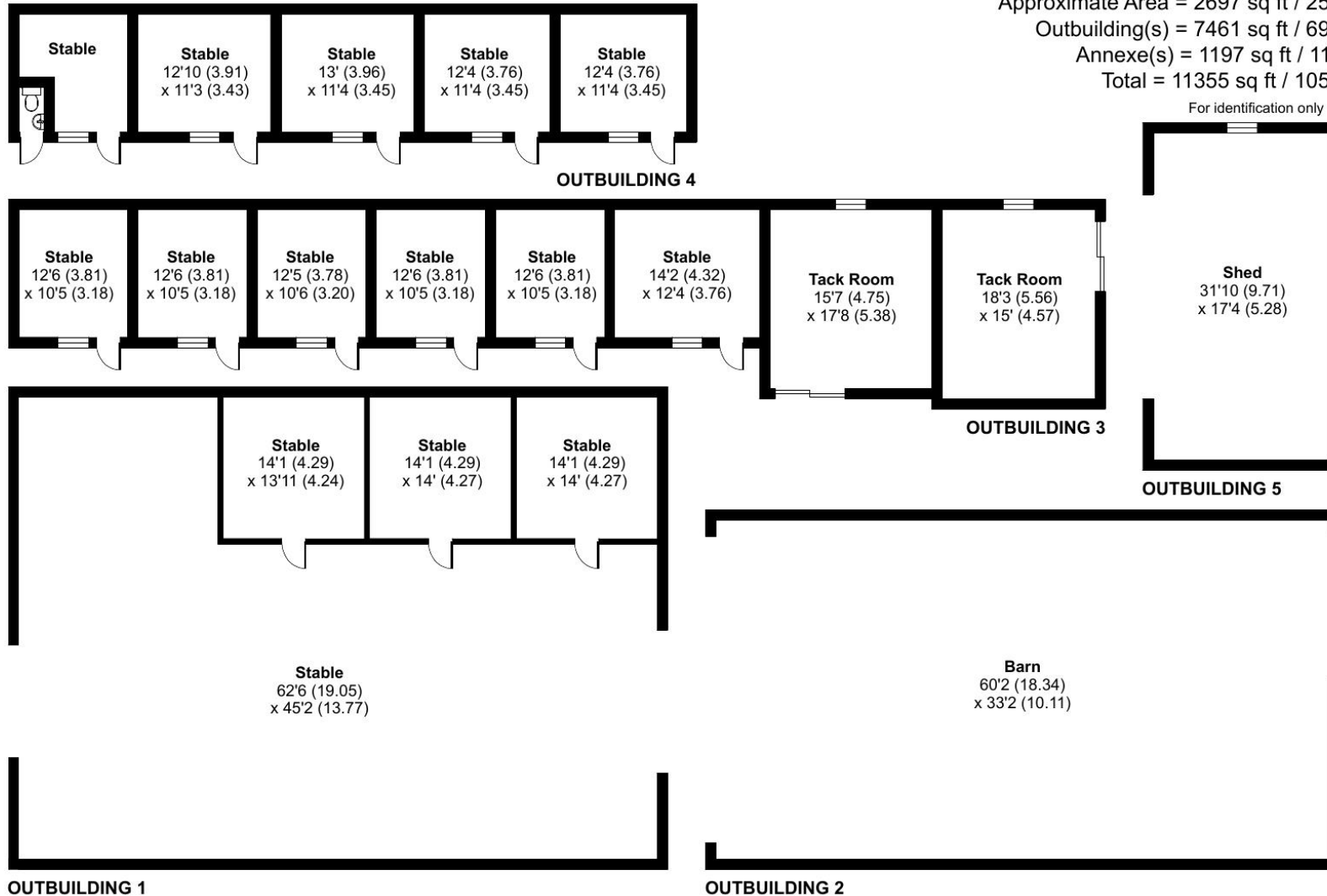
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Certified Property Measurer

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The Stable Yard

The main stable yard is arranged in a courtyard style setting close to the house. It comprises 10 boxes with two large secure tack rooms, a wash box (with hot and cold water) and a cloakroom.

To the rear of the main yard is a light and airy steel framed barn which has been divided to create three large internal boxes and leaving plenty of space for storage or indeed for additional stables. Beyond this barn is a further open ended barn, a useful area for storing hay and bedding.

To the side is a Claydon five horse walker with rubber block flooring. The muck heap sits to the side of this, with easy access for removal via the concrete yard.

The school is a 20m x 60m all weather arena with a rubber and fibre surface on a sand base. Fern Farm benefits from being on a very free draining soil which means that the school drains very well.

Beyond this is the base for a second school of 30m x 60m. The groundworks have been completed and the base installed but no surface added. This area is a little overgrown in places and would benefit from levelling again if it were to be used as a school.

The Land

The land lies to each side of the house and yard and is entirely in aspect. The perimeter boundaries are a combination of mature hedges and trees providing excellent natural shelter and post and rail fencing. The land is then subdivided into a number of convenient sized paddock with post and rail or tape fencing and internal gateways linking them together. One of the huge advantages to Fern Farm is that it is on Green Sand soil which is an incredibly free draining soil type allowing for relatively mud free all ground turnout.

Location

Fern Farm is located in a fantastic position with some great facilities and towns located close by including Frome, Westbury and Warminster together with the cities of Bath and Salisbury. Excellent road and rail communications give access for those needing to commute.

Riding out from the yard is via a series of country lanes and bridleways together with bridleway access across the Downs to the rear of Warminster, subject to MOD use and restrictions. There are some excellent competition and training venues in the area offering both affiliated and unaffiliated competitions catering for all disciplines. There is also a good choice Pony Clubs and Riding Clubs in area including Bath Riding Club, Saxon Dressage Group, Wylve Valley and Avon Vale Pony Clubs.



Local Information

Local Council: Wiltshire

Council Tax Band: G

Heating: A newly installed Air Source Heat Pump

Services: Mains water and electric are connected to the house, stables and land. Private drainage system

Tenure: Freehold



Equestrian Venues

- Mendip Plains EC
- West Wilts EC



Train Links

- Westbury - London (Paddington) and Bristol
- Warminster – London (Waterloo) and Bristol
- Dilton Marsh (request stop)



Nearest Schools

- Dilton Marsh Primary School
- Warminster – state and private



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