



Home Farm, Whaddon, Trowbridge, Wiltshire BA14 6NR

From £1,250,000 Freehold

COOPER
AND
TANNER



Home Farm

Whaddon, Hilperton, Wiltshire, BA14 6NR

 5  1  2 EPC

£1,250,000 Freehold – edged in red – 9.175 acres

£1,750,000 Freehold - edged in red & blue – 35.777 acres

Description

A charming period farmhouse in a superb rural setting with land, outbuildings, farm buildings, and offering significant potential for a variety of uses.

Situated at the end of a private track adjoining the Semington Brook, Home Farm offers a rare opportunity to acquire an attractive red-brick period farmhouse with a wealth of character features and mature gardens, an attached cottage and a range of traditional outbuildings and modern farm buildings all set in up to approximately 35 acres of land.

The property is available a house, cottage and outbuildings set in just over 9 acres of paddocks or with a large range of farm buildings and further land to total over 35 acres.

House

A period red brick farmhouse offers flexible living space that retains period features and potential to enhance with exposed beams, fireplaces and exposed stonework. The kitchen enjoys views to the front and rear with a range of wall and floor cabinets, 1 ½ bowl Belfast sink, Blue Aga, Bosch microwave and double oven and a stone tiled floor.

The dining room has a window to the front with the other reception room having a large natural stone chimney breast, exposed beam and woodburning stove inset. The utility room has fitted cabinets with a sink, plumbing for washing machine and tumble drier and a Grant oil fired boiler.

There is a separate cloakroom.

On the first floor there are four bedrooms, one currently arranged as a first-floor reception room. There are two bathrooms on the first floor with a further bedroom and bathroom on the second floor.

Cottage

There is an attached cottage that requires renovation that could be incorporated into the main house or provide a holiday let or annexe.

Outside

Mature gardens surround the house and cottage, they are mainly lawn with ornamental trees and shrubs, fruit trees and a vegetable area. There is a paved terrace overlooking the water meadow which provides a sunny seating area. A traditional brick and tiled building provides a potting shed and store.

Buildings

There are a range of period and more modern agricultural buildings and yard space that could suit a variety of different uses including business, tourism or equestrian interests. The buildings occupy about 5 acres and include a range of traditional part brick cattle stalls, a former parlour and dairy (concrete block) and a large range of more modern steel frame and concrete block former livestock and fodder storage buildings that now provide stabling, workshop and storage space. There are several open yards and hardstanding and a former farm effluent lagoon.

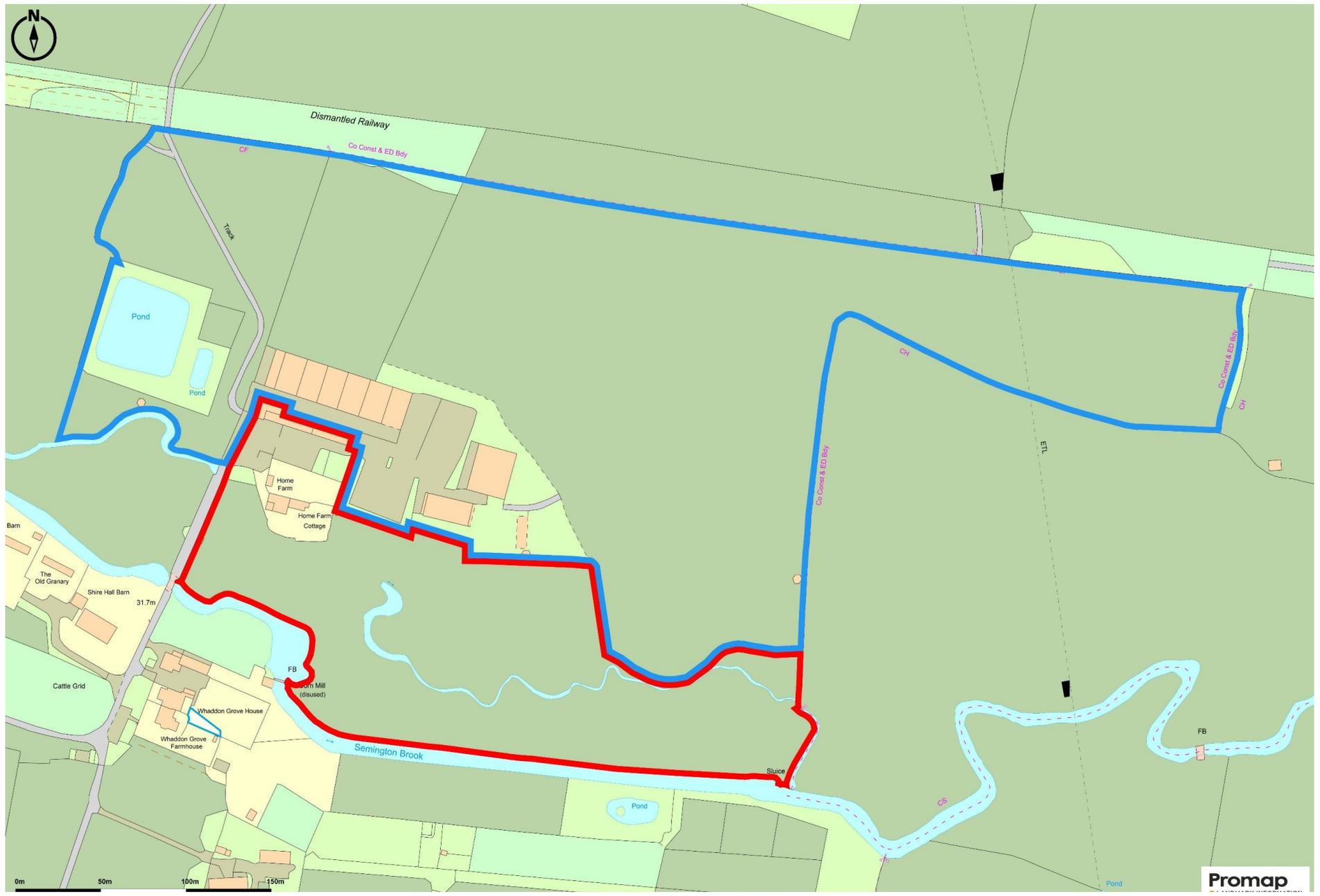




Whaddon, Trowbridge, BA14

Approximate Area = 2609 sq ft / 242.3 sq m
 Home Farm Cottage = 619 sq ft / 57.5 sq m
 Limited Use Area(s) = 28 sq ft / 2.6 sq m
 Total = 3256 sq ft / 302.4 sq m
 For identification only - Not to scale





Land

A water meadow of about 8 acres lies to the south of the house adjoining the Semington Brook. It has a number of mature willows. A further block of about 20 acres of land which comprises both pasture and arable land lies to the north of the house and adjoins the main farm buildings.

Location

Whaddon is hamlet on the outskirts of the village of Hilperton between Trowbridge and Melksham. Hilperton is a large vibrant village and one of the most recent housing estates has a shopping area with a small supermarket, two takeaways and a pub, there is also a petrol station with convenience shop. There are two churches in the parish with one being at St Mary's in the nearby hamlet of Whaddon. Hilperton also has a Primary school, a village hall and a community centre. Trowbridge Rugby Club has new facilities in the village including meetings and functions rooms for hire. Nearby schools include St Augustines, and John of Gaunt in Trowbridge, private schools such as Warminster School, Dauntsey's near Devizes, Stonar at Atworth

Trowbridge is the county town of Wiltshire and has many national brand shops and supermarkets both in

the vibrant town centre and at a number of edge of town retail parks. Trowbridge has a railway station and nearby Westbury has direct services to London Paddington. The cities of Bath and Salisbury are within commuting distance and the A303 (M3) and M4 are within easy reach.

There are many nearby sporting and recreation opportunities in the area including good equestrian facilities such as the West Wilts Equestrian Centre at nearby Holt. There is good riding out as there are a number of bridleways and lanes nearby with circuits to the nearby villages of Hilperton and Semington.

Agents Note

The house flooded on two occasions in 2024, this has been considered in the guide price. An insurance claim was made for repair and renovation work which is ongoing. The vendors have had an expert report prepared to determine the risks of future flooding and identify flood resistance and resilience measures. The report states that the property is at a low risk from fluvial flooding and a very low risk of surface water flooding. Further information is available.

Footpaths

There are a couple of footpaths that cross the land.



Local Information

Local Council: Wiltshire Council

Council Tax Band:

Heating: Oil fired heating.

Services: Mains water. Private drainage. Electric.



Train Links

- Westbury. Bath
- Warminster. Salisbury



Nearest Schools

- Hilperton.
- Westbury. Warminster



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