



Greenacres, Hoopers Pool, Southwick, BA14 9NG

£1,100,000 Freehold

COOPER  
AND  
TANNER



# Greenacres, Hoopers Pool, Southwick, BA14 9NG

 5 + 3  3 + 1  3 + 2  2.28 acres EPC D

**£1,100,000 Freehold**

## Description

Set at the end of a no-through road, Greenacres is an incredibly versatile home that offers a huge amount both internally and externally and would suit so many different family requirements and has the added advantage of a separate three bedroom lodge which is ideal for a relative or perhaps an income stream as a holiday let, subject to any consents required. A further 1.85 acres of land is available to rent.

The current owners have created a wonderful small holding including pens for poultry, a pond for the ducks and paddocks for the goats and pigs. However, all of this would be very easily adapted to a different set up if a buyer needed.

## Accommodation

The main house is well presented throughout and provides lovely light rooms with glazed doors from the second sitting room and kitchen opening onto the terrace to the rear and making the most of the rural aspect over the garden and paddocks.

The entrance hall is a welcoming space with stairs rising to the first floor and doors leading to the sitting room, dining room, kitchen and downstairs cloakroom. The sitting room has a wood burning stove and double doors opening to the second sitting room. This is a recent addition to the house and is a great room with a stove in the corner and a great aspect to the rear. Double doors lead from here to the kitchen which has been recently refitted with a modern cream Laura Ashley farmhouse

style kitchen with a central island with seating space, Rangemaster oven inset into a feature red brick fireplace style setting, ceramic sink and hardwood work surfaces. There is ample space at the far end of the kitchen for a breakfast table or sofa. There is a really useful utility room and store beyond the kitchen which is a perfect space for a rural home and is ideal for dogs and muddy boots.

On the first floor there are five well proportioned bedrooms with bedrooms one, two and three being large double bedrooms. The master benefits from an ensuite wet room and a Juliet balcony that takes in the view over the rear. The two remaining bedrooms are double bedrooms and there is a further family bathroom.

A lift currently links the ground floor and first floor from the second sitting room to the landing making the entire house wheelchair accessible.

## Outside

Greenacres is approached over a driveway to the front with ample room for parking and turning several vehicles. To the side of the house is an open fronted car port which is a versatile building that has space for vehicles and storage. A gate to the side of this leads to the paddocks to the side of the house.

The gardens lie to the side and rear of the house and are enclosed by wooden post and rail fencing with a terrace immediately adjoining the rear of the house. The garden has been designed to be both child and dog friendly.



Dining Room



Sitting Room





Lodge Kitchen



Lodge Sitting Room



Bedroom 3



Second sitting room

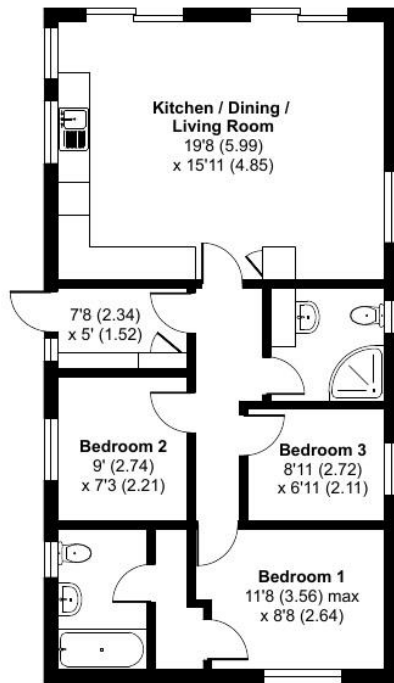
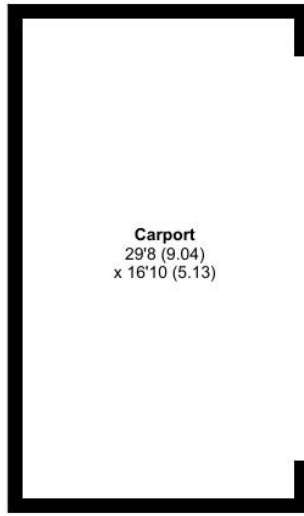
# Greenacres, Hoopers Pool, Southwick, Trowbridge, BA14

Approximate Area = 2664 sq ft / 247.4 sq m (excludes carport)

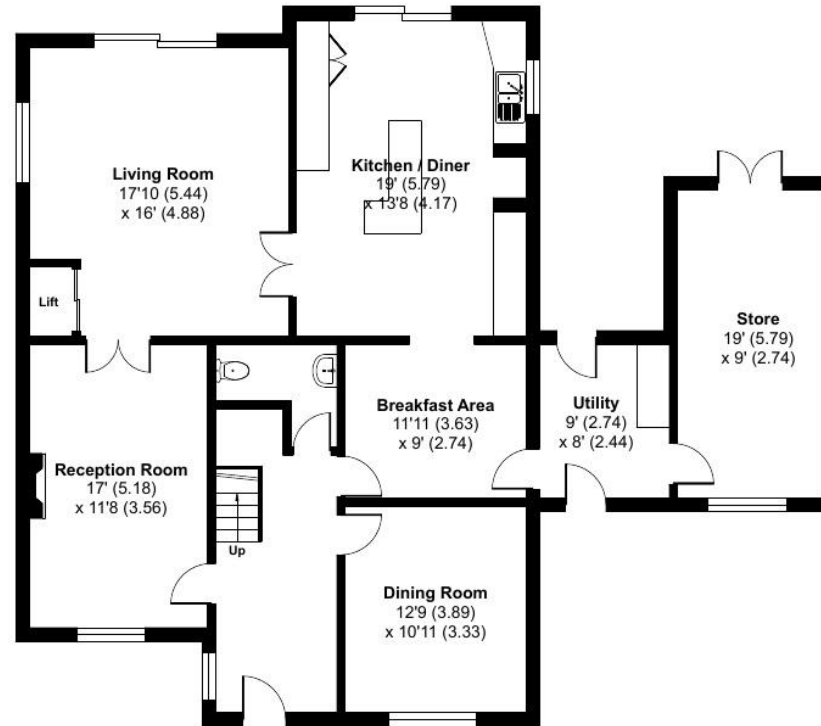
Annexe = 807 sq ft / 74.9 sq m

Total = 3471 sq ft / 322.4 sq m

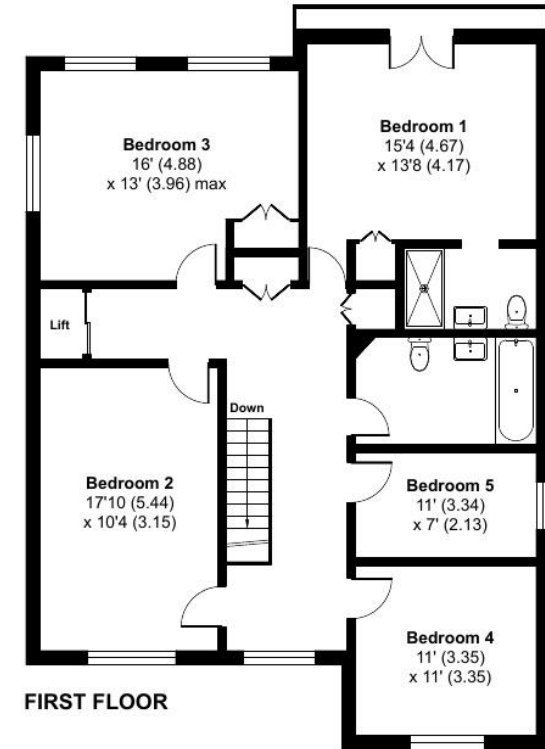
For identification only - Not to scale



ANNEXE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Cooper and Tanner. REF: 1007613



0

50 m

100 m

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### The Lodge

The lodge sits to the side of the main house and can be run independently. It is immaculate throughout comprises an open plan kitchen, living and dining room, three bedrooms, with the master bedroom having a dressing room and ensuite bathroom, and a family and bathroom.

The Lodge has a private garden area to the side and a raised deck area to the front and side.

### The Land

Greenacres is a super small holding that the current owners have created during their time at the property. They have subdivided the land into a series of manageable paddocks, each well fenced, with water and a hardcore track making access between them straight forward. The "home paddock" has recently been part planted with an orchard.

At the far end of the land is a concrete pad with water and electricity available to but not yet installed. This would be an ideal place for stables or a storage barn, subject to gaining any of the necessary consents.

The pond is fed from the water run off from the land and has an outflow pipe should the water reach a certain level.

The land is level in aspect and can be entirely seen from the house and garden. In total the property extends to approximately 2.28 acres.

### Agents Note

The vendors currently have an agreement to rent the adjoining parcel of land that equates to approximately 1.85 acres as edged blue on the sale plan. We believe that the owner of this land would be happy for this agreement to continue.

### Location

Located at the end of a no through road on the outskirts of Southwick, Greenacres enjoys a rural, yet convenient location. The village of Southwick offers a good range of facilities including a village shop, public house, church and village shop. A wide range of facilities is available in the county town of Trowbridge and also the towns of Bradford on Avon and Frome, all of which are located close by. The area is well served by good road and rail connections giving easy access to Bath, Bristol and London with mainline rail services at Westbury and Trowbridge and the A303 and M4 being within a 40 minute drive.

For those looking for equestrian pursuits the village offers a good network of bridleways, one which runs alongside the boundary of Greenacres. There is an excellent choice of training and competition venues close by that would suit all equestrian disciplines.



#### Information

**Local Council:** Wiltshire **Council Tax Band:** C

**Heating:** Oil fired central heating

**Services:** Mains water. Private drainage.

**Tenure:** Freehold.

#### Directions

From the A361 in Southwick take the turning to Hoopers Pool. Follow the road to almost the end and Greenacres will be found on the right hand side. What3words: outbound.rationing.statement



#### Motorway Links

- A303. A36
- M5. M4



#### Train Links

- Frome. Westbury. Bath



#### Nearest Schools

- Southwick
- Trowbridge
- Bath.



## FROME OFFICE

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