



1 Courtyard Barn, Brook Hall Farm, North
Bradley, Trowbridge, Wiltshire, BA14 9PT

Guide Price - £550,000

COOPER
AND
TANNER



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Guide Price - £550,000 - Freehold

Description – (Approx 1834 sq ft)

Cooper and Tanner are delighted to offer this charming and characterful barn conversion that is situated in a peaceful and tucked away location amongst open green space and countryside views and walks. This wonderful home offers excellent living accommodation that has been vastly re-configured and improved by the present owners including the conversion of a first-floor accommodation and Air source heat pump. The home has a pleasing rear garden and patio along with two outbuildings and a greenhouse. As selling agents we strongly urge the importance of viewing this wonderful family home. **NO CHAIN**

Accommodation

Ground floor - Entrance hall, kitchen / dining room, sitting room, conservatory, family bathroom, utility room, two bedrooms, en-suite and walk in wardrobe.

First floor - Landing / study area, two bedrooms with fitted wardrobes, bathroom.

Outside

At the front is allocated private parking. At the rear you will find a good size south facing landscaped garden being mainly laid to lawn and incorporating a pleasing paved patio ideal for alfresco dining. There are two outbuildings and a greenhouse.

Agents Note

All the home owners in the Courtyard Barn development share the emptying and servicing costs of the sewage treatment plant. (The cost for last year was £248). The upkeep of the shared courtyard drive is also shared.









Location

Courtyard Barns is located south of the village of North Bradley and the county town of Trowbridge. Trowbridge provides a full range of supermarkets and outlets together with amenities which include a cinema complex, restaurants, a sports centre, secondary schools and a college. There are two nearby railway stations; Westbury Station, (walking/cycling distance), provides direct services to London Paddington (1 hr 40 mins), south east to Salisbury and Portsmouth, south to Weymouth, and southwest to Devon and Cornwall; Trowbridge station gives access to Bath (20 mins), Bristol (40mins), Cardiff and Swindon. North Bradley has a popular village primary school, public house, Church, and a Lottery funded village hall for general use, with playing fields for football and cricket. Bath, 15 miles away, provides

unique shopping within this Georgian city and has the benefit of the renowned Theatre Royal. It also has many private schools as well as two Universities: Bath University and Bath Spa University.



Local Information

Local Council: Wiltshire Council

Council Tax Band: E

Heating: Air source heat pump

Services: Private Sewage, Mains Electricity & Water

Tenure: Freehold



Motorway Links

- A303/M3/A361/A350
- M4



Train Links – From Trowbridge to:

- London (Paddington / Waterloo)
- Salisbury
- Westbury / Bath / Bristol

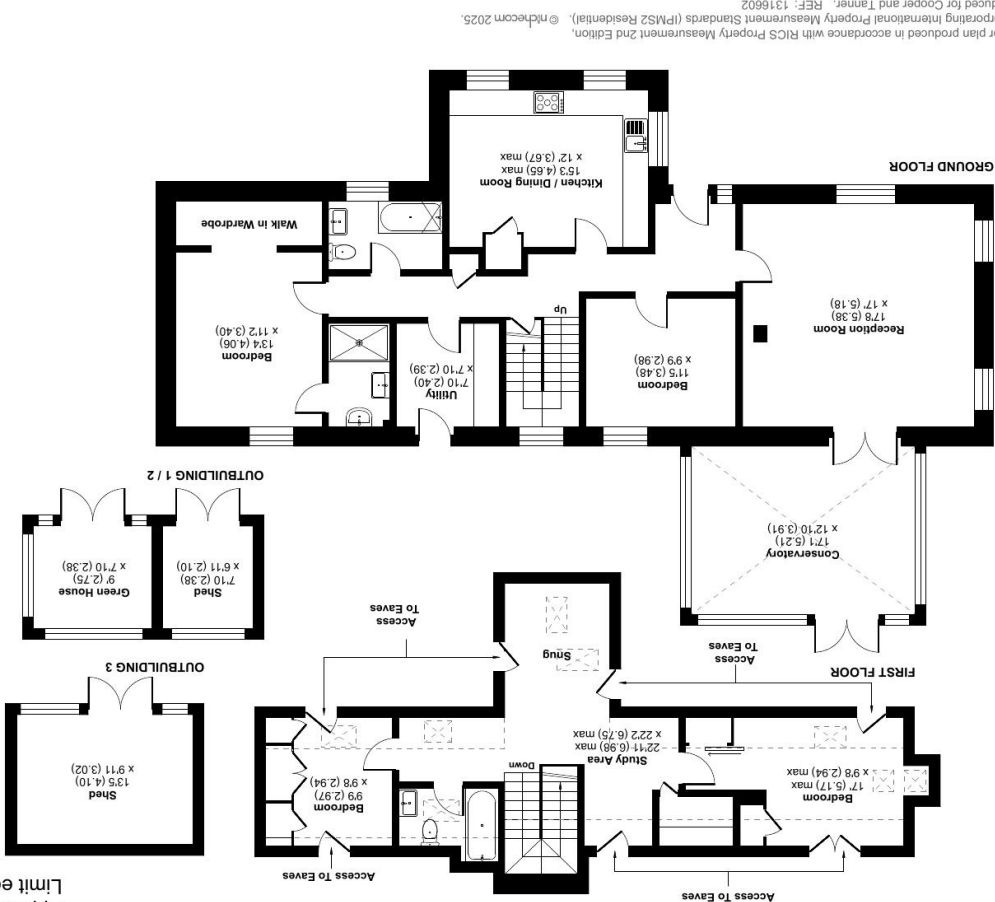
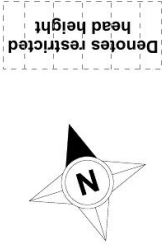


Nearest Schools

- Trowbridge/Frome
- Warminster/Westbury/BOA

Brook Hall Farm, North Bradley, Trowbridge, BA14

Approximate Area = 1834 sq ft / 170.3 sq m
Limit ed Use Area(s) = 164 sq ft / 15.2 sq m
Outbuilding = 257 sq ft / 23.8 sq m
Total = 2255 sq ft / 209.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Cooper and Tanner. REF: 1316602

WARMINSTER OFFICE
telephone 01985 215579
48/50 Market Place, Warminster BA12 9AN
warminster@coopertanner.co.uk

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