



Highcroft Farmhouse, West Woodlands, Frome, BA11 5EQ

£950,000 Freehold

COOPER  
AND  
TANNER







# Highcroft Farmhouse, West Woodlands, BA11 5EQ

 6  3  3  In All 2.5 Acres Approx. EPC D

## £950,000 Freehold

### Description

Believed to date back to the 18th Century, Highcroft Farmhouse is an impressive Grade II listed detached six-bedroom home set in a semi-rural location, which enjoys views of Longleat Estate, whilst being conveniently located close to the thriving and popular town of Frome.

The front door opens into a welcoming and spacious hallway which gives you access to all the downstairs living space and the stairway leads to the first-floor accommodation. On the left-hand side as you enter through the front door is the dining room, a naturally light space thanks to the dual aspect windows. There are many traditional features, with the hardwood Herringbone floor and the attractive decorative fireplace, a charming part of the home to entertain friends and family. Opposite the dining room there is the smaller of the two living rooms, similar to the dining room this room has plenty of natural light and a working log burner.

Further down the hall and on the left-hand side there is a very useful utility space which is used for storage of coats. There is a shower room beyond the utility space which is fitted with a shower, a W.C and a basin.

On the right-hand side of the hallway and opposite the utility space you have another very useful room- with added built in storage, which could be used as an office, a playroom or a downstairs bedroom.

At the end of the hallway and to the left-hand side there is the larger of the two living rooms. With a large window this room too has plenty of natural light and a fireplace taking centre stage. This room could become the main dining room given its close proximity to the kitchen. At the very end of the hallway is the kitchen. The kitchen is an impressive traditional farmhouse style and has a range of wall and base units, a large and useful island, space for a variety of white goods and a Royal Green Aga, with twin hobs and two ovens. There is space for a large kitchen table and chairs. Behind the kitchen and at the very rear of the property there is a utility room which has space and plumbing for both a washing machine and tumble drier. You also have access to your rear garden from here.

From the utility room there is access to the outside buildings which could be converted (STPP) to create a wonderful Air B&B or a garage.

On the first floor, you are welcomed by a spacious landing that provides access to all the bedrooms and the two bathrooms. Four of the bedrooms are very good-sized doubles and two small doubles. The main bedroom overlooks the garden and its varied flower beds, with the added benefit of built-in storage.

### Outside

The garden is mainly laid to lawn and is fully enclosed, decorated with a wide variety of trees and shrubs. There is a pretty al-fresco dining area, but the garden is predominantly a blank canvass where a new owner could put their own stamp on.

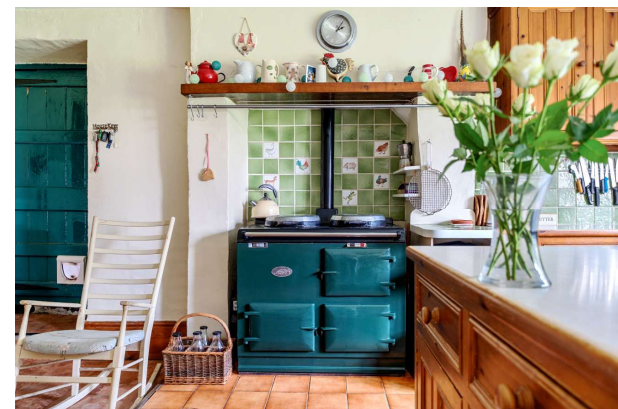
There is parking for multiple cars on the hard standing by the paddock. The Paddock is approx. 1.38 acres in size and is mainly used for grazing sheep.

### Agent's Note

Cooper and Tanner would like to make any potential buyers aware that there is a right of way across your land for a neighbouring property.

### Location

West Woodlands is a small hamlet on the Somerset and Wiltshire border just outside Frome. Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres and a cinema. Private schools are to be found in Bath, Beckington, Cranmore, Glastonbury, Street, Warminster and Wells., Communications are excellent with the A303 about ten miles away and the M4 can be accessed at Bath. Mainline railway stations can be found at Westbury, Castle Cary and Bath, providing a London Paddington service and Warminster and Gillingham provide services to London Waterloo. There is also a direct rail link to London Paddington from Frome station (three per day). Bristol airport is about 45 minutes away.





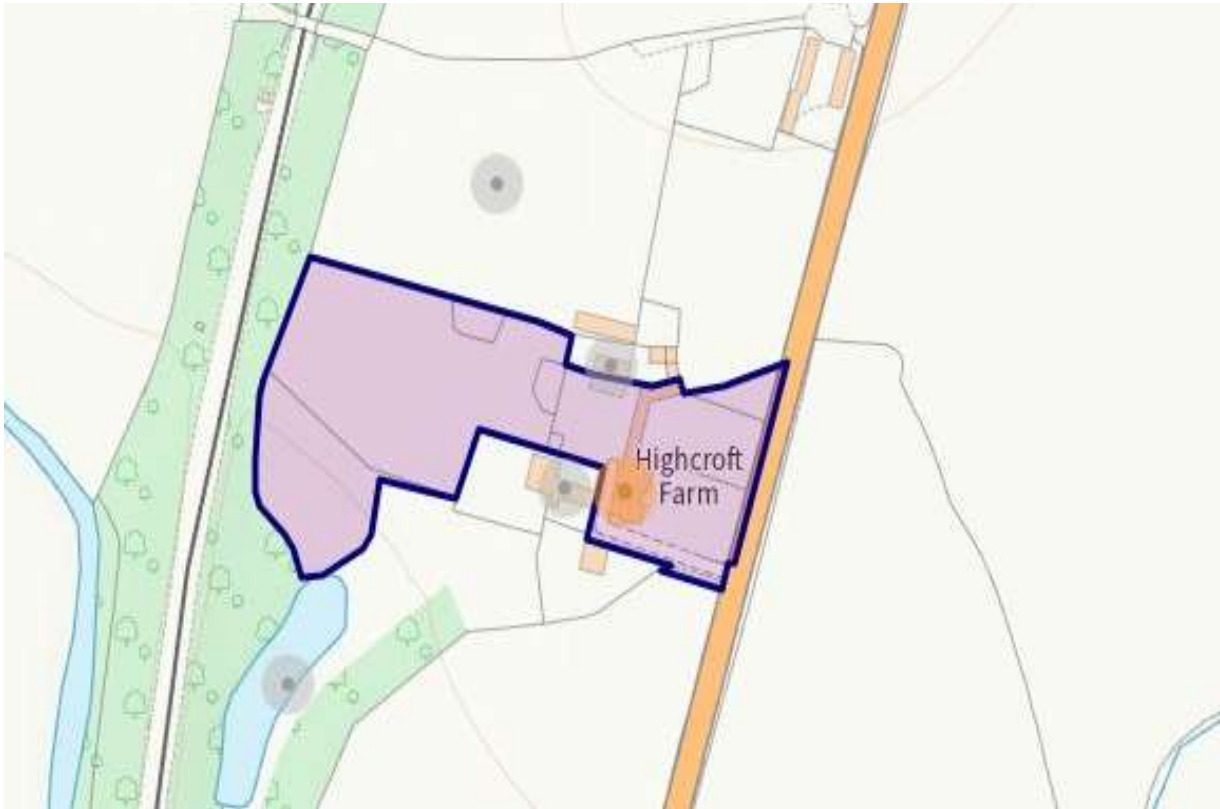












#### Local Information

**Local Council:** Somerset

**Council Tax Band:** G

**Heating:** Oil fired central heating

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

**Tenure:** Freehold



#### Motorway Links

- A303, A36
- M4, M5



#### Train Links

- Frome, Bath
- Warminster and Westbury



#### Nearest Schools

- Bath, Beckington, Bruton, Frome
- Street, Warminster and Wells

## West Woodlands, Frome, BA11

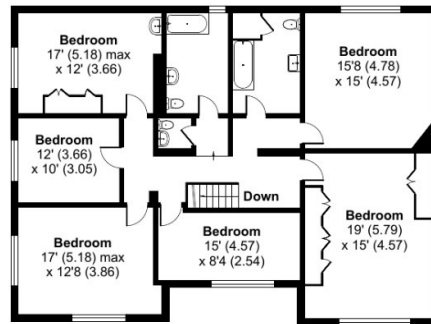
Approximate Area = 3688 sq ft / 342.6 sq m

Garage = 608 sq ft / 56.4 sq m

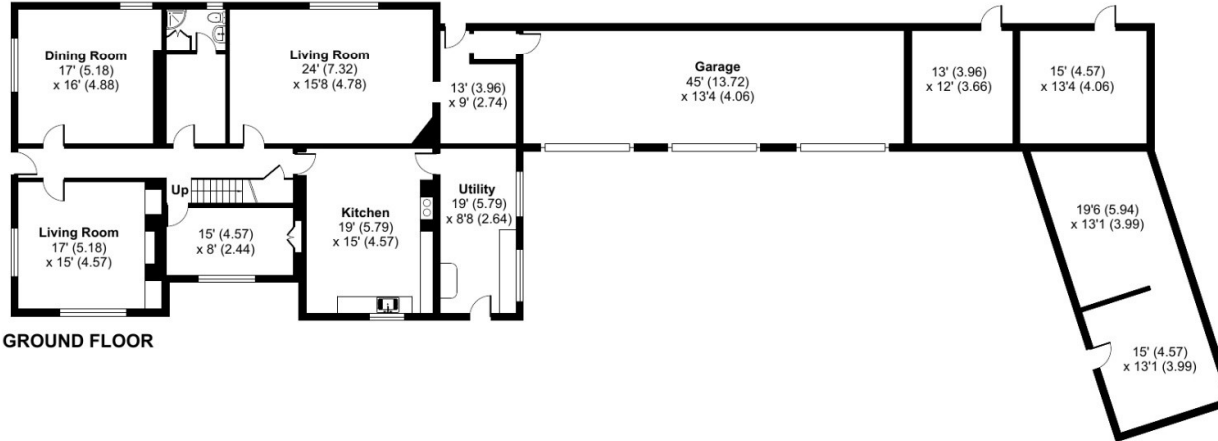
Outbuildings = 797 sq ft / 74 sq m

Total = 5093 sq ft / 473 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rithecom 2024. Produced for Cooper and Tanner. REF: 1089571

### FROME OFFICE

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