



Tennis Corner Farm, Standwick, Frome, BA11 2PX

£1,325,000 Freehold

COOPER
AND
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Tennis Corner Farm, Standerwick, Nr Frome, BA11 2PX

 6  3  3  12.5 acres EPC N/R

£1,325,000 Freehold

Description

Set in a private location on the Somerset and Wiltshire border overlooking farmland, this period farmhouse has versatile living space, an attached one bedroom annexe, period and more modern outbuildings and is set in just over 12.5 acres of pastureland and woodland. The house is located on a quiet single-track lane which is a no through road in a peaceful location. The farm has been in the occupation of the same family since 1905 and has not been offered for sale on the open market since the 1850's.

Accommodation

A charming and attractive Grade II Listed farmhouse built of natural stone with stone mullion windows and flagstone floors. The house has flexible living space and could be reconfigured to incorporate the former wash house and old dairy into the house. A stone entrance porch leads into the entrance hall with flagstone floor. To the left of the entrance hall is the living room which enjoys a dual aspect with period built in dresser. There is a stone fireplace with wood burner inset. The kitchen/dining room has window overlooking the garden. The kitchen has a range of wall and floor cabinets finished with a granite work surface. On the other side of the entrance hall is a sitting room with

windows overlooking the garden. There are built in cupboards and a period fireplace. The old dairy has flagstone floors and is currently used for storage. Adjacent to this is the wash house which makes a super utility room housing the laundry machines and is great for muddy boots and dogs. Accessed from outside but attached to the house are further store rooms.

An enclosed staircase leads to the first floor with a generous sized landing. The master bedroom enjoys views to the front and has an en suite bathroom. There are four further bedrooms and a family bathroom.

Annexe

Attached to the farmhouse but completely self-contained is a one-bedroom annexe that could be a super Airbnb or granny/nanny annexe.

Outside

The farmhouse is surrounded by its own land and enjoys a remote and peaceful location. The gardens are to the front and side you can enjoy the sun throughout the day. The courtyard of traditional period outbuildings currently stables and garaging offer potential for a variety of uses. There are two steel portal framed agricultural buildings that have been used to house fodder and livestock.





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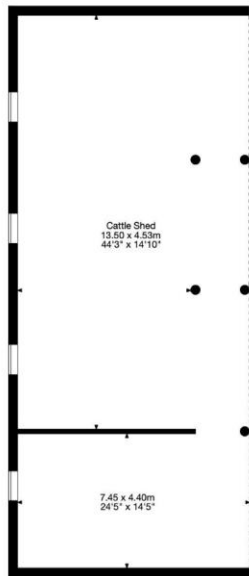
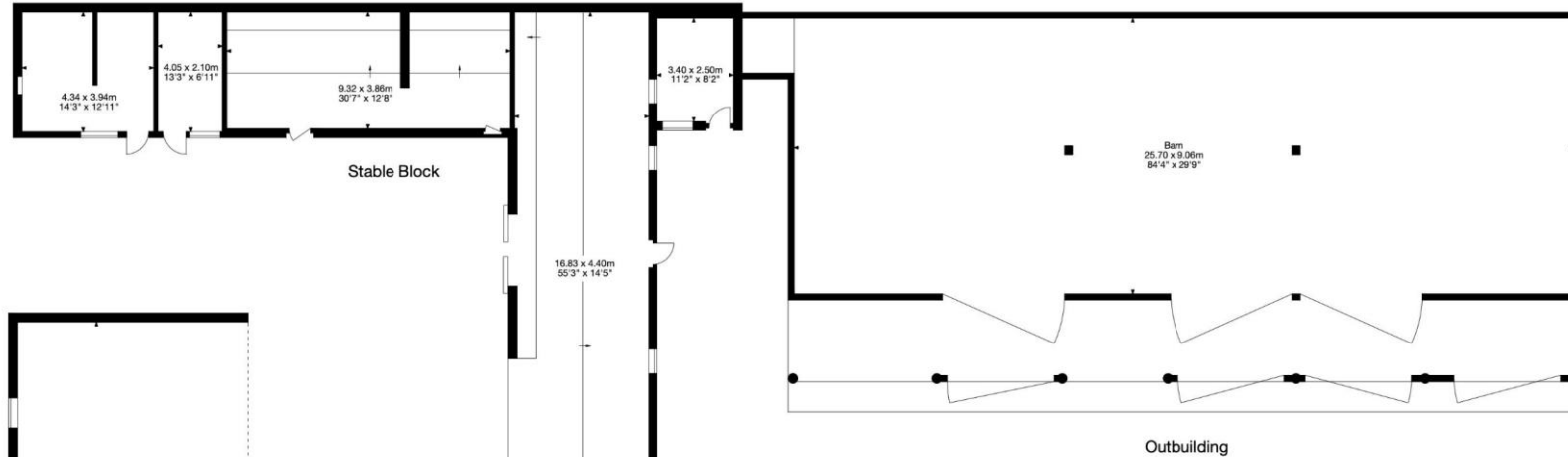
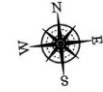
Gross Internal Area (Approx.)

Main House = 207 sq m / 2,228 sq ft

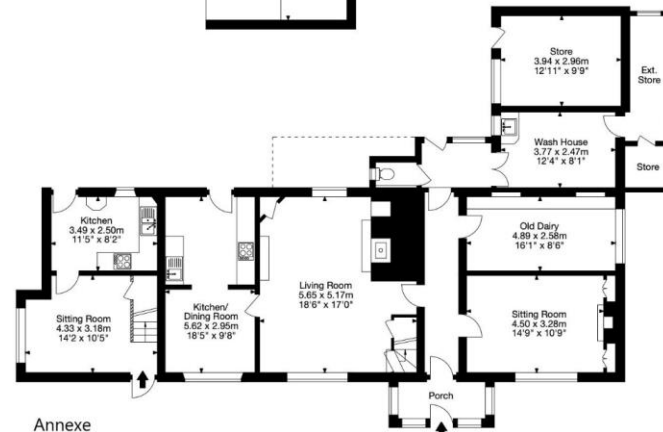
Annexe = 42 sq m / 452 sq ft

Outbuildings = 519 sq m / 5,586 sq ft

Total Area = 768 sq m / 8,266 sq ft



Outbuilding



Annexe

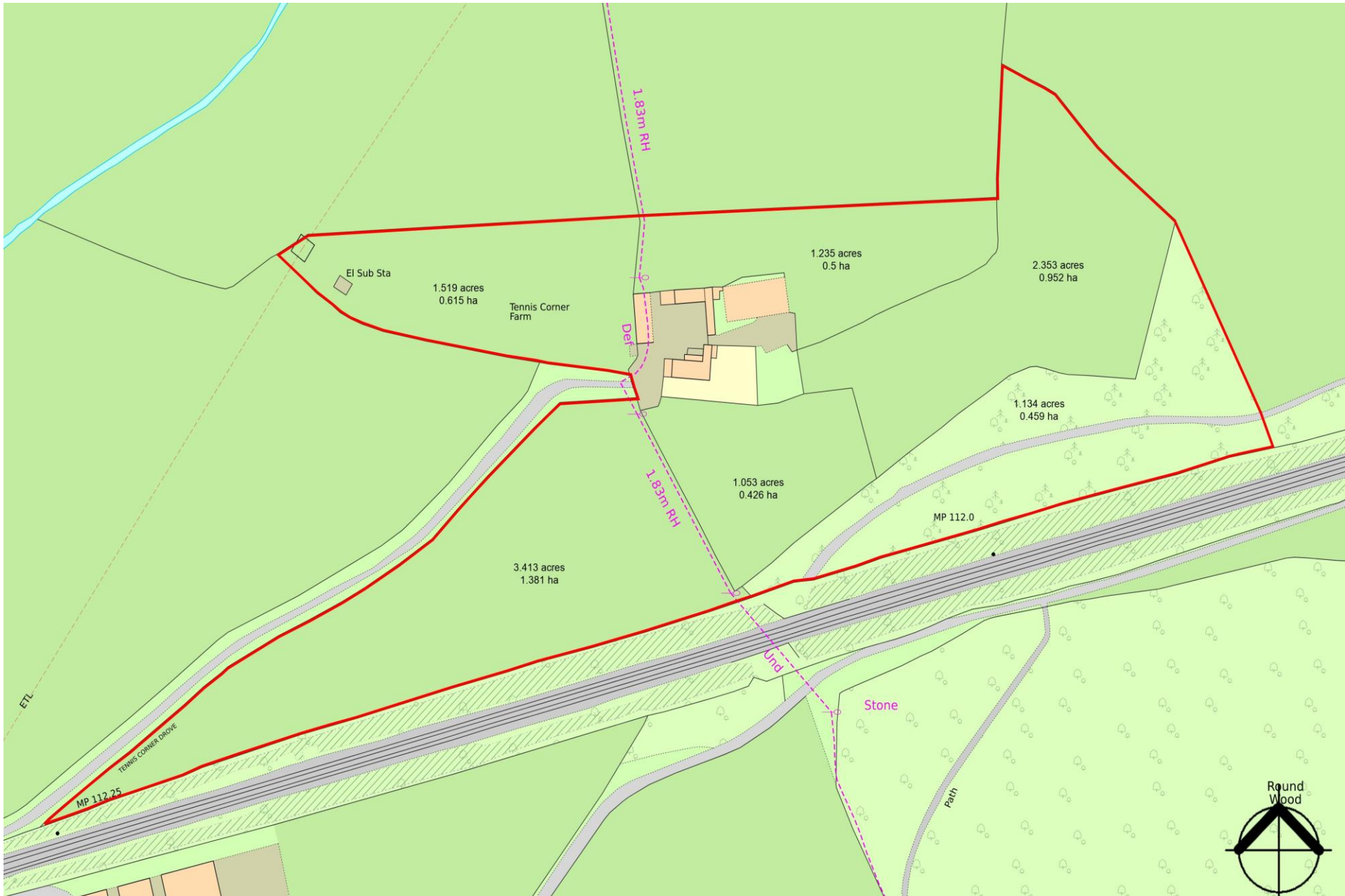
Main House Ground Floor



Annexe

Main House First Floor

Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale. Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.



The land

Arranged into five conveniently sized paddocks with just over an acre of woodland. The land would suit smallholders, equestrian or conservation uses and is enclosed by mature hedges.

Location

Located on the Somerset/Wiltshire border, equidistant from the vibrant towns of Frome and Warminster. Both towns have a good range of facilities and amenities. Access to the road network is excellent with the A350, linking to the A303 - M3 being close by. The nearby village of Beckington offers a lively community, two public houses, tennis, football, and cricket clubs, village hall, village school and Springmead private day nursery and prep school. Recreational facilities locally are good with beautiful open countryside all on the door step. The excellent farmers' co-operative, Mole Valley Farmers, where you can purchase a huge selection of goods and the award winning Whiterow Farm Shop, with a butchery, fishmonger, bakery and delicatessen are both nearby.

Private schools locally are excellent in Warminster and Bath. Mainline railway stations are located at Westbury (4 miles for fast trains to London), Warminster and Bath. Local tourist attractions such

as Longleat, Stourhead, and Stonehenge are a short distance away, with the Devon and Dorset coast also within easy reach.

Directions

From the A36 Bath to Warminster road take the turning signposted Dilton Marsh and then shortly after this turn left on the corner and continue along the lane, under the railway bridge and the farm can be found at the very end.

Agents Notes A public footpath runs along the lane and across the property on a permissive route around the buildings. A mobile phone mast attached to a pylon provides a rent of £3000 per annum.

Rural Finance

Cooper and Tanner act as agents for AMC (Agricultural Mortgage Corporation) and work very closely with other similar lenders, all of whom specialise in lending for the purchase of properties where high street lenders may not be able to. If you want to borrow money to buy (or refinance) properties including land, houses with land, farms and equestrian properties, then for a no obligation conversation please feel free to contact Victoria Osborne Victoria.osborne@cooperandtanner.co.uk 01373 831010



Local Information

Local Council: Wiltshire Council

Council Tax Bands: F -house & A- annexe

Heating: Oil fired central heating

Services: Mains water and electricity, private drainage.



Motorway Links

- M4. M5
- A36. A303. A350



Train Links

- Westbury. Warminster. Frome. Bath



Nearest Schools

- Berkley or Dilton Marsh Primary
- Warminster & Frome Senior
- Private -Warminster and Bath



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