



# Charming former farmhouse

**Brokerswood, Wiltshire**

Freehold





**A charming former farmhouse with annexed accommodation, paddocks and a swimming pool.**

**Accommodation**

Entrance hall • cloakroom • sitting room • drawing room • kitchen/breakfast room • utility/boot room • 4 bedrooms • attic room • 2 bathrooms • shower room.

**Annexe Cottage**

Entrance hall • sitting room • kitchen • 2 bedrooms • bathroom.

**Outbuildings**

2 garages • store room • 2 stables.

**Grade II listed**

**Description**

Silver Street Farm is approached off a quiet country lane and offers a stylish, characterful main home complete with two-bedroom cottage, about 2.75 acres and a patio entertainment area with a heated pool.

The property is built in attractive stone and offers just over 3,400 sq ft of accommodation arranged over 3 floors. The home is stylishly presented and has a quality interior theme running throughout.

There are many fine period features including fireplaces, exposed beams, panelled doors and wooden floors. There are also country views from most of the windows, enhancing this idyllic setting.

Well laid out for any modern family, the property features a cosy sitting room (ideal for winters in front of the fire), a spacious drawing room with views out across the paddocks and a central kitchen/breakfast room complete with bespoke cabinetry, stone work surfaces and feature Aga. There is a large rear entrance hall/boot room with a cloak room leading off.

To the first floor is the principal bedroom suite with its dressing room area and en suite bathroom. There is a guest bedroom with en suite shower room, as well as two further bedrooms and a family bathroom.

There is access via stairs to the second floor, which is currently boarded out and could offer further bedroom space (subject to the necessary permissions).









### Annexe Cottage

Situated away from the house and with its own access is the annexe cottage. Built in attractive red brick, it offers a sitting room, kitchen, two bedrooms and a bathroom.

This 710 sq ft self-contained accommodation is an ideal space for a dependent family member or for use as a holiday cottage. Again, the interior styling and decoration give it a boutique feel and add to its appeal.

### Outside

Standing in gardens and grounds of about 2.75 acres, the property's outside space has been well considered, offering both practical and fun living for the whole family.

There are two entrances to the property, the first leading into a large gravel parking and turning area which separates the house from the cottage and gives access to a number of outbuildings. These outbuildings provide practical storage solutions as well as stabling, but equally could offer further redevelopment potential (subject to permissions).

The second entrance is to the far end of the property and is ideal for accessing the paddocks and ménage area.

### Situation

The property is situated towards the end of a quiet no-through country lane just off the Brokerswood Road

and is well placed for communications between Bath, Frome and Salisbury.

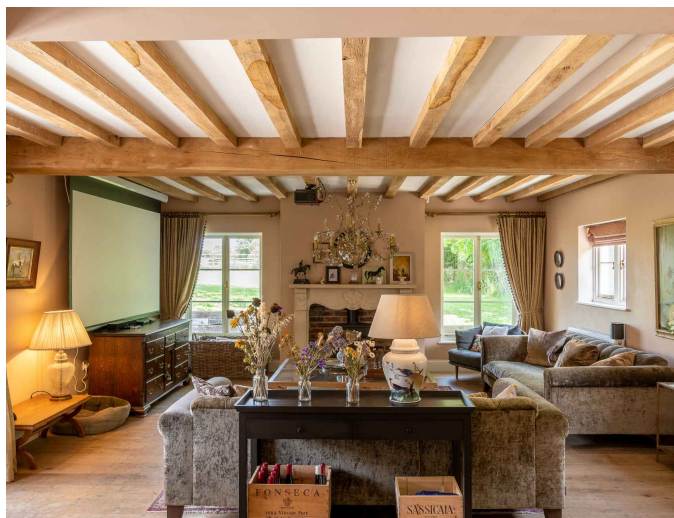
The Full Moon inn in Lower Rudge is approx. half a mile distant, with the larger village of Beckington approx. 2 miles further west.

main travel routes are easily accessible with the A36 (Bath to Warminster) and the A303 (connecting London and the West Country) close by. Westbury's mainline railway station is approx. 4.2 miles distant, with direct services to London Paddington (journey time from 70 minutes). Dilton Marsh station is even closer (approx 2.3 miles) and offers a useful connection to this direct service.

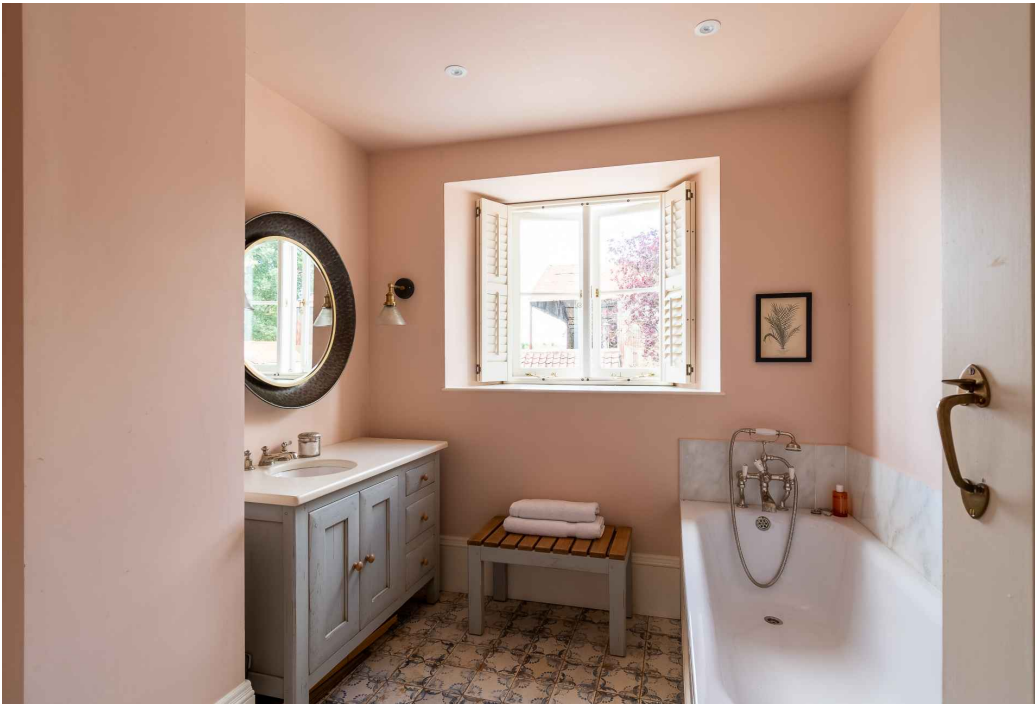
The area is excellently catered for in terms of education, with a range of private schools in the area including Warminster, Downside, Wells, Stonar and Dauntsey's. State primary schools are at Southwick and Berkley, with further schools at Westbury and Warminster nearby.

There are local shopping facilities in nearby Westbury Leigh, as well as at the popular Whiterow Farm Shop.

There is a wider range of shopping facilities in Trowbridge (approx. 5 miles), and the historic town of Frome (approx. 5 miles) and Roman city of Bath (approx. 13 miles).









Local sites and attractions include Longleat Safari Park, Iford Manor and Farleigh Castle.

There are plenty of walking and riding opportunities from the property, and keen cyclists will be interested to know that the property is located on the Wiltshire Cycleway.

Racing is at Bath, Wincanton & Salisbury. Golf is at Cumberwell and Frome.

#### **Agents Note**

Please be aware that there is a public footpath right of way over the paddocks that leads out into the lane, but doesn't come near the house.

#### **Directions**

From Bath head south on the (A36) towards Warminster and follow for about 11 miles. Upon reaching Standerwick, turn left at the Bell Inn public house into Rudge Lane, and after about a mile turn right in front of the Full Moon public house onto Brokerswood Road. Follow this road until coming to a cross road where you'll need to turn left. The property is a short way along this lane on the left.

#### **General Remarks and Stipulations**

##### **Tenure**

Freehold

##### **Services**

Mains water and electricity.  
Oil-fired heating and private drainage.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

##### **Local Authority**

Wiltshire Council [www.wilts.gov.uk](http://www.wilts.gov.uk)

##### **Viewings**

Strictly by appointment with Savills.

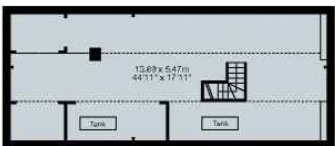




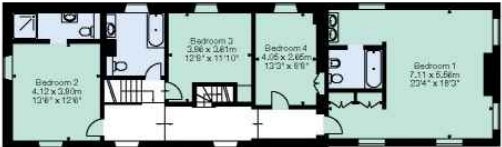




**Silver Street Farm, Silver Street Lane, Brokerswood, Wiltshire BA13 4EY**  
**Gross Internal Area (Approx)**  
**Main House** 318 sq m/3,423 sq ft  
**Swimming Pool** 46 sq m/495 sq ft  
**Annex** 66 sq m/710 sq ft  
**Outbuilding** 83 sq m/893 sq ft  
**Total Area** 513 sq m/5,524 sq ft



Second Floor



First Floor



Ground Floor



Annex



Savills Bath  
01225 474500  
savills.co.uk

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2021.



For identification only. Not to scale. © CC20210720

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

