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ESTATE AGENT

“Trowle Farm House”, Wingfield, BA14 9LE.

Guide price: £1.500.000.

A unique and historic rural home with a wealth of opportunity set in extensive, private grounds. Fabulously flexible accommodation, outbuildings & ample parking.

Trowle Farm House has been a much-loved family home for nearly forty years. Spanning nearly 4,000sq ft of living accommodation plus outbuildings, there is certainly room for all the family with space to spare! The ground floor of this 16th century dwelling has a central entrance hall; from here we find a grand dual-aspect drawing room with floor-to-ceiling fireplace, a dining room, sociably large kitchen/breakfast room with lofted ceiling, cosy sitting room with fireplace and adjoining snug or office. Lastly, there is a utility room & cloakroom. The first floor has three double bedrooms served by two ensuites and a family bathroom. The top floor has three further spacious rooms; note one is off another, possibly an occasional bedroom, dressing room or generous office, play or hobby room. Maybe even a fabulous ensuite?

The property is approached through stone pillars and along a long private driveway, well removed from busy roads. Its extensive grounds – amassing just under 2 acres in all – are mainly laid to lawn, with mature trees and high hedging providing excellent privacy. To the rear is a large, paved seating area which is more formally landscaped. At the back of the plot are two outbuildings, a former barn & large store with gardeners' store as well. Although listed, these offer exciting potential for development into useful additional accommodation subject to planning – permissions have previously been granted for this.

This is a rare opportunity to acquire a detached period country home in beautiful grounds, well located for access to Bradford on Avon & Trowbridge with Bath city centre not far by road or rail from local stations.

Note: the property is Grade 2 listed, has oil fired central heating & has a concrete cess pit. It is Council Tax Band G.

Magical detached period home

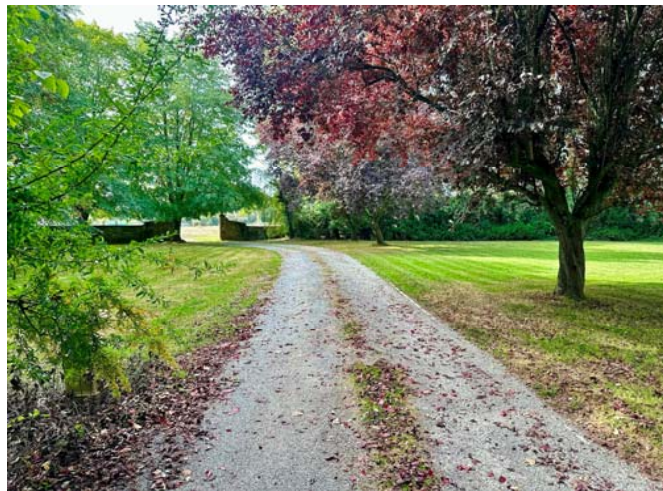
Six double bedrooms & three bathrooms

Four receptions

Kitchen Breakfast room

Extensive private gardens

Outbuilding, store & ample parking





*A magical home in a
magical location*

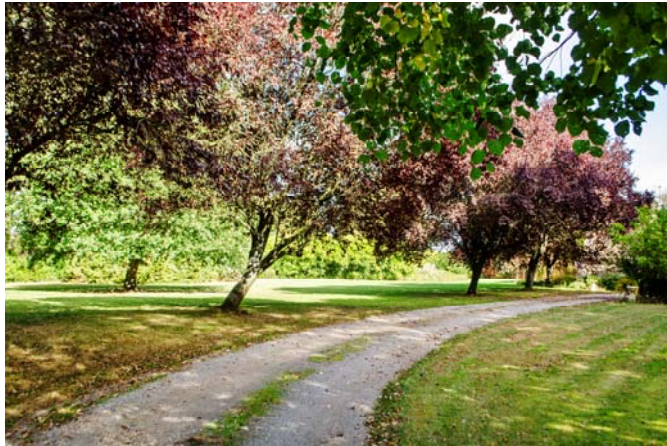




*Comfortable, well-proportioned
accommodation*

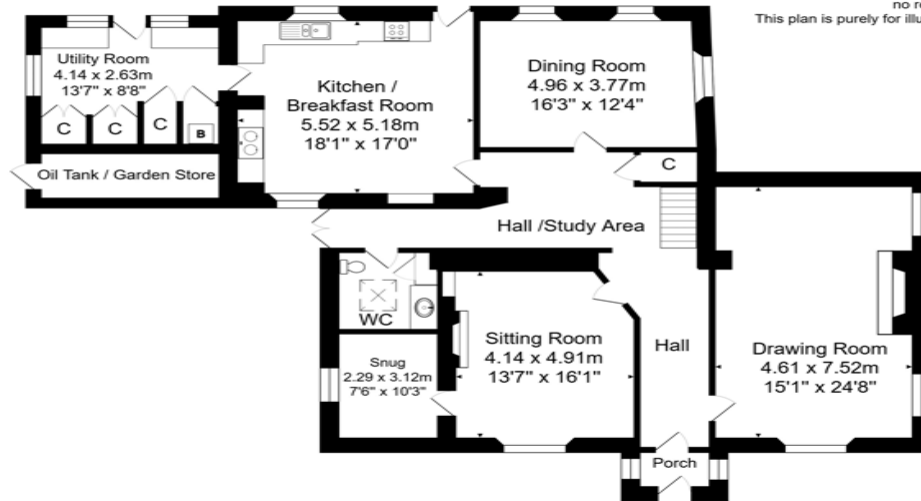


Circa 2 acres of private gardens



*Welcome to
Trowle Farm House*

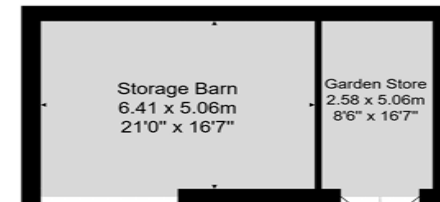
Ground Floor
Area: 180.8 m² ... 1946 ft²



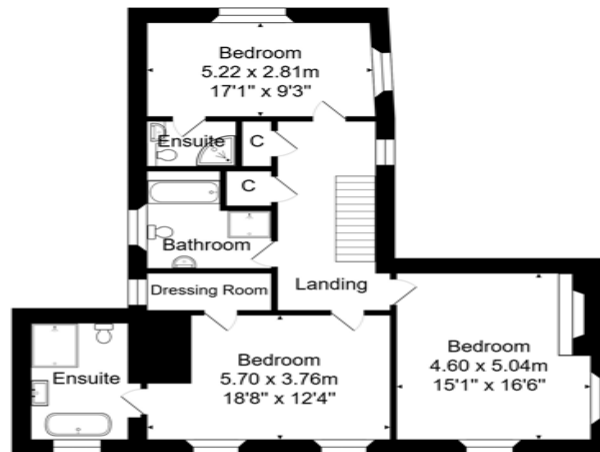
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
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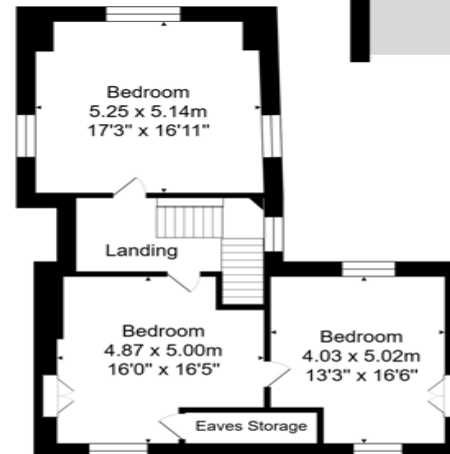
Barn / Store 2
Area: 66.3 m² ... 714 ft²



Barn 1
Area: 46.3 m² ... 498 ft²



First Floor
Area: 101.2 m² ... 1089 ft²



Second Floor
Area: 84.5 m² ... 910 ft²

Total Area: 366.5 m² ... 3945 ft² (excluding barn, garden store, storage barn)

