



Fox Grant

## POUND FARM, SOUTHWICK, WILTSHIRE

Charming Period Country Home with Farmhouse, Studio/potential Annexe and Agricultural Barn for potential development. Available as a whole or in two lots. Whole about 10.5 acres.



## SITUATION

Trowbridge 2.9 miles, Frome 6.5 miles, Warminster 9.3 miles, Bath 11.2 miles, Salisbury 32 miles, Bristol 32.6 miles.

**International Airport:** Bristol 38 miles, Bournemouth 56 miles, Southampton 72 miles, Heathrow 100 miles.

**Mainline Trains:** Trowbridge to London Paddington 1hr 45m. Bath Spa to London Paddington 1hr 25.

**Pound Farm** The property is well located for Bath and easily accessible to Trowbridge and Frome. Ideally positioned for accessibility to main travel routes with the A36, A303 and M4 all within 30 minutes drive.

**Education** There is an excellent array of both state and private schools in the area. Southwick CoE Primary School is half a mile away. Nearby Public Schools include King Edward's, Kingswood, Stonar, Dauntsey's and Monkton Combe School. For more information please visit [www.wiltshire.gov.uk/schools-learning](http://www.wiltshire.gov.uk/schools-learning).

**Local, Sporting & Recreational** Southwick village hosts an array of amenities including a village hall, sports and social club, playground, local shop and country park. Trowbridge hosts a further supermarkets, doctors surgery, sports centre, shopping centre, leisure and dining facilities. Premiership Rugby at Bath. Golf Clubs within motoring distance. Racing is at Bath, Salisbury and Wincanton Racecourses. See [www.visitwiltshire.co.uk](http://www.visitwiltshire.co.uk) for more information.

## POUND FARM

Pound Farm is a stunning unlisted four bedroom farmhouse believed to date back to 1728. The property is a well-proportioned and enjoys an abundance of retained original features. The property has incredible potential to become an equestrian family home or multi-generational living, with having development potential on the agricultural barn and studio including separate vehicular access. Accommodation in full:

- Porch
- Entrance hall with flagstone floor
- Generous Farmhouse Kitchen with Pantry
- Dining room
- Sitting room
- Living room
- Back porch
- Landing
- Principle bedroom with ensuite
- Large second bedroom
- Two further bedrooms
- Family bathroom

## Pound Farm, Southwick, Wiltshire

Approximate Area = 2736 sq ft / 254.1 sq m

Outbuildings = 2218 sq ft / 206 sq m

Total = 4954 sq ft / 460.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2023. Produced for Fox Grant. REF: 1008571



## EXTERNAL

### STUDIO

To the left of the drive is a double carport and studio, with all services connected. Potential for annexe/ home office (stpp). There are 16 solar panels on the roof.

### AGRICULTURAL BARN

Set well back from the road with its own access is an approx. 1100sq ft agricultural barn. In the agents opinion this would meet Class Q for development (stpp).

### FORMER BARN

Just behind the studio are the footings from a former barn approx. 700sq ft. The concrete base would be ideal for building new stables or another storage barn.

### GARDEN & GROUNDS

Accessed via a gate set back from the road and offering plenty of driveway parking as well as a double carport. The property has both a front and rear garden filled with mature trees, shrubs and boarders. To the rear of the house is the patio and garden which overlooks the owned land and a stunning oak tree avenue.

## LAND

There are two access points to the land, separate to the house drive. The land could easily divide into several paddocks and there are plenty of options as to where to put in an arena (stpp).  
**Total about 10.5 acres.**

## AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. 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 Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Plans, Areas and Schedules** These are based on the Ordnance Survey and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

**EPC Band D**

**Local Authority** Wiltshire County Council

**Council Tax** Band G

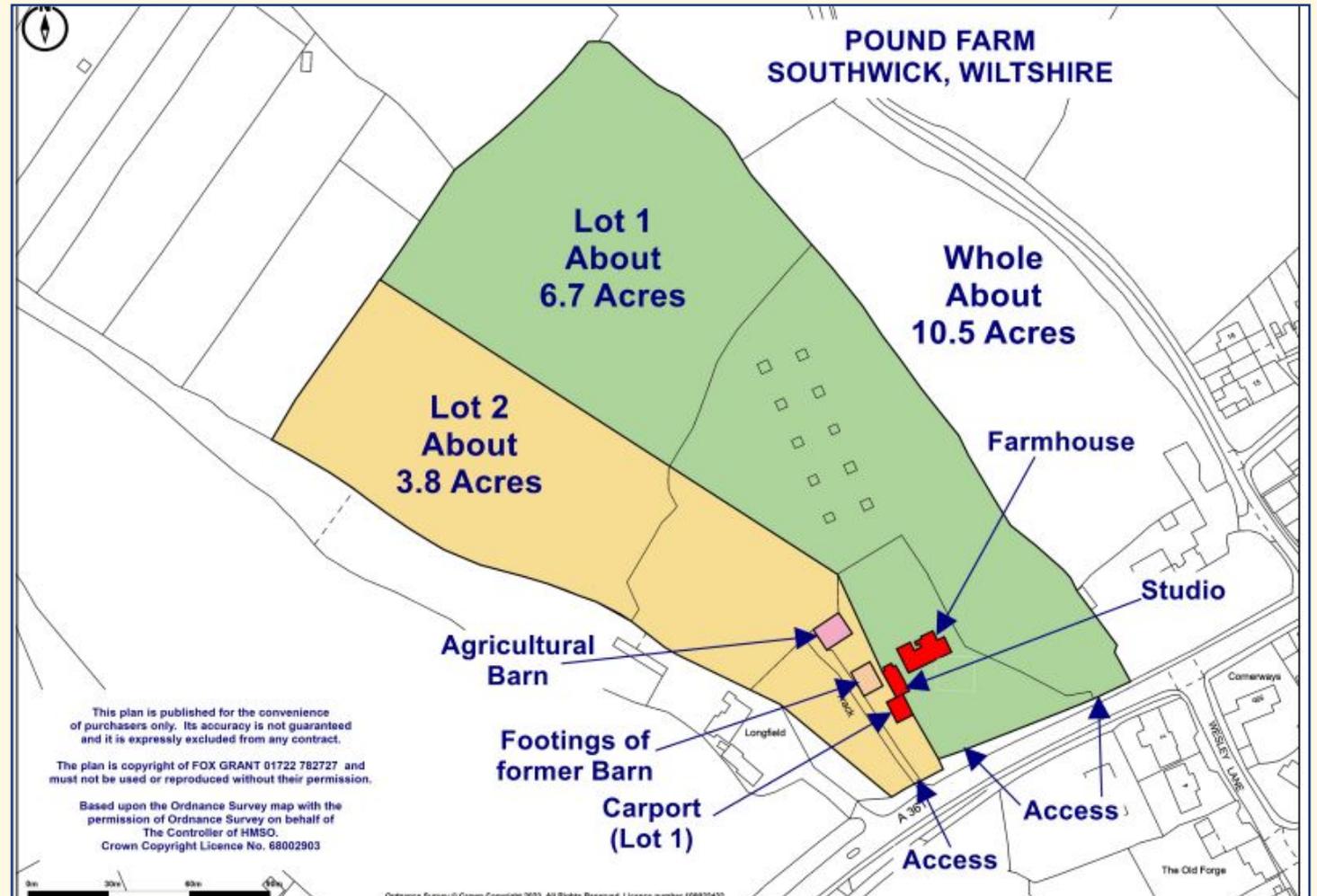
**Services** Mains Electricity and Water. Oil central heating, Solar Panels & Main Drainage.

**Lotting** Available as a whole or in two lots, see sale plan. If sold in two lots the buyer on Lot 2 will be required to stock fence the new boundary,

**Fixtures & Fittings** Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale

**Tenure** The property is sold as Freehold and will be sold with vacant possession on completion.

**Particulars** Prepared by Rose Grant July 2023



## VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. Please contact **Rose Grant** or **William Grant** for further details or email [rose@foxgrant.com](mailto:rose@foxgrant.com)



**William Fox Grant**



**Rose Grant**



**Fox Grant**

**POUND FARM  
BA14 9NJ**

## DIRECTIONS

From the A36 take the A361 towards Trowbridge. Continue approximately 2.6 miles and Pound Farm will be found on your left hand side, indicated by the Fox Grant sale board.  
**Postcode: BA14 9NJ**

[foxgrant.com](http://foxgrant.com)

**COUNTRY  
& VILLAGE**

**FARMS, LAND &  
SMALLHOLDINGS**

**TRUSTPILOT**  
★★★★★

**EQUESTRIAN  
SPECIALISTS**

**TOURISM  
& LEISURE**