



Poplar Farm, Warminster Road, Standerwick BA11 2PY

£750,000

COOPER & TANNER
THE ART OF AGENCY

A period farmhouse presented in fantastic condition featuring useful detached outbuildings, parkland style gardens and views across surrounding countryside. Just a few miles from the popular market Town of Frome.

- Detached former farmhouse
- Large mature gardens
- Superb kitchen/dining room
- Wonderful dual aspect drawing room
- Four bedrooms
- Master en-suite
- Garage and ample parking

Viewing

Strictly through Cooper & Tanner on 01373 455060

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Description

This fantastic detached farmhouse is a real find and has been beautifully upgraded by the current owners to create comfortable family accommodation with real quality throughout.

The entrance is at the rear and the door leads to the hallway with Indian limestone flagstone flooring and stairs rising to the first floor. There is a useful boot room with painted panelled walls and plenty of space for coats and shoes. The main living space is at the other side of the house and includes the impressive kitchen/dining room and the dual aspect drawing room. The kitchen features a range

of painted wall and base units as well as an attractive dresser unit and a large island with beautiful marble worktops. There is a window to the rear and a stable door to the rear, leading to the back garden. The island includes a sink with 'Perrin & Rowe' mixer tap, a separate rinse tap and waste disposal unit. There is a built in dishwasher and breakfast bar space with room for several stools. The kitchen also features two built in fridges and has space for a large range style cooker. The room is open plan with the dining space which has windows to the front overlooking the gardens. There is a feature fireplace with a wood burning stove and brick surround, as well as a beamed ceiling. The Indian limestone



flagstone flooring runs right throughout the kitchen and the dining room.

As you leave the kitchen there is a walk in larder cupboard with built in shelving and a block salt water softener. There is also a ground floor cloakroom and a separate utility room with a low level butlers sink and space and plumbing for a washing machine and tumble dryer.

The drawing room is an incredible space and has French doors to the front and the rear, flooding the room with light. There is a wood burning stove with a flagstone hearth, an oak lintel and brick surround. There is beautiful oak flooring and a beamed ceiling as well as wall lights and period style radiators.

The ground floor also includes an additional sitting room with a window to the front overlooking the garden. It has built in cupboards to include recessed television storage and fitted book shelving. There is also a hidden doorway leading to the study which has built in storage and wood style flooring.

The first floor includes all four bedrooms, the master being of particular note. It has two windows to the front overlooking the gardens and the countryside beyond, as well as built in wardrobe storage. There is a door leading to a spacious en-suite shower room with a large shower cubicle including a hand shower attachment and rainwater style head. There is also a fitted seat! The en-suite also includes a wash hand basin and WC as well as a heated mirror, a heated towel rail, spotlights and an extractor fan.

The first floor also features the main family bathroom with a fitted suite including a roll top bath and painted panelled walls.

As you turn off the road, Poplar Farm has a large turning space to the front with electric double gates and an intercom entry system providing excellent security.

The gardens are a huge plus and are mainly located to the front of the farmhouse. There is a large lawn with mature shrub and tree borders as well as a natural pond with a central island and bridge. There is a substantial tree-house and a zip wire, ideal for children. The rear garden is mainly lawned and has an additional area behind the outbuilding, currently used for chickens. There is a spacious paved courtyard space in front of the outbuildings with a raised deck and a recessed hot tub.



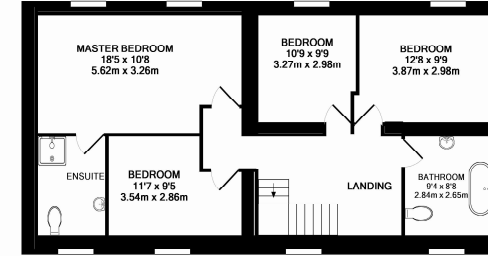
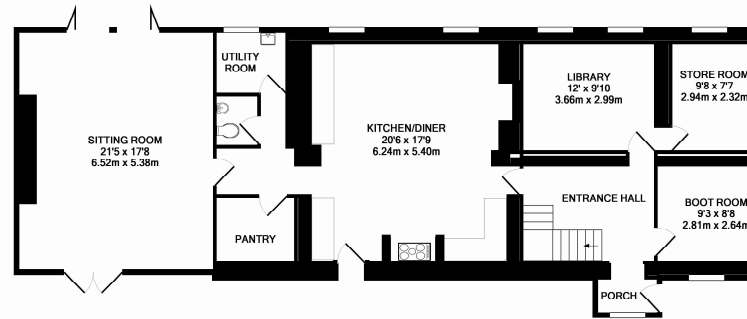
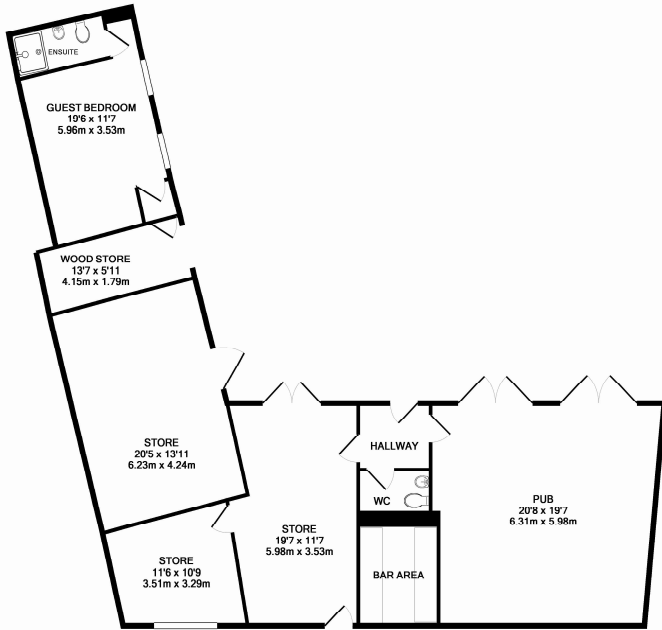
Parking

Poplar Farm is not short of parking and has a long gravelled driveway leading to a large parking area with space for several vehicles. There is a detached garage/workshop with an electric roller door to the front, light and power as well as a pit. There is hard standing space to the side and the rear of the garage plus water taps to the side and the rear.

The Outbuildings

Poplar Farm has a large 'L'-shaped detached outbuilding which has been split into several separate spaces. There is a large double sized games room with two sets of double doors to the front. This room has a wood burning stove as well as a fitted bar. There is an entrance hall area with access to the games room as well as a cloakroom which includes a wash hand basin and WC.





GROUND FLOOR
APPROX. FLOOR
AREA: 246.9 SQ.FT.
(226.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 3441 SQ.FT. (319.7 SQ.M.)

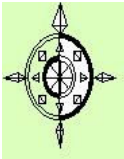
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in their operability or efficiency may be given.

IMPORTANT NOTICE: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Area and Sales Plans

The area and the sale plan have been calculated and produced using Promap mapping software (Ordnance Survey Licensed) and referenced where possible to the HMLR Title plan, however they may not correspond with other mapping services. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.





Poplar Farm

Well

A36

Horse Cottage

Well

The Old Barn

Lay-by

65.2m

Apple Tree Farm

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There is a garage with double doors to the front, currently used to house the ride on lawnmower. This has access to a rear workshop/store room with a window to the rear. There is an additional store room and a separate log store. Finally, there is a useful annexe style guest space at the far end of the outbuilding. The room as its own front door and an open plan double bedroom/sitting room area with windows overlooking the courtyard. There is a shower room with a sky light and double width shower space plus a wash hand basin and WC.

Location

The hamlet of Standerwick is situated around the A36 south of Bath, which is just 13 miles away. The village has a friendly pub, the excellent farmers' co-operative, Mole Valley Farmers, where you can purchase a huge selection of goods, and Frome Livestock Market. Nearby is the award winning Whiterow Farm Shop, with a first class butchery, fishmonger, bakery, delicatessen, florist, gift shop and restaurant. The thriving village of Beckington is close by and offers 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 Babington House, golf, fishing, tennis, shooting and beautiful open countryside all on the doorstep. Beckington, Glastonbury and Street. Railway connections at Frome, Westbury and Bath for London Paddington and Warminster and Gillingham for London Waterloo. Communication links are excellent with Bath and Bristol within commuting distance and the A303, A36 & M4 & M5 all within easy reach. The beautiful Somerset countryside provides a variety of leisure pursuits and Babington House (country house hotel and private members' club) is at nearby Mells.

Tenure

Freehold.

Council Tax Band

Band 'F'

EPC Rating

Rating D.

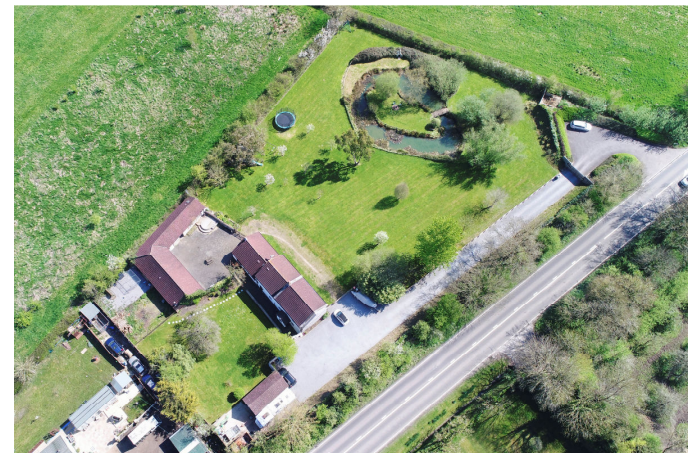
Services

Drainage, water, electricity are all connected. Gas fired central heating.

Directions

Standerwick is to be found about three miles outside the market town of Frome. Look for the 'Bell Inn' and continue straight ahead towards Warminster. Pass the turning to Dilton Marsh and the property will be found on the left hand side.

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