



5 BEDROOM DETACHED | TROWLE, BA14 | GUIDE PRICE £1,400,000



## DESCRIPTION

A fantastic opportunity to acquire this beautifully positioned five-bedroom detached country home which elegantly fuses period charm with modern practicality. Longcroft Manor's period windows are thought to date back as far as 17th Century and the property retains many of its original features. Accessed through a secure gated entrance on to a tree lined avenue, pleasantly situated within just over two acres of private level parkland style gardens and enjoying far reaching views across adjacent farmland.

The garden has a wealth of fruit trees that will delight such as fig trees, plum trees, apple trees, olive trees and the amazing Silver Birch sweeping the drive to the house.

On the ground floor there are three good sized reception rooms, two of which have wood burning stoves, farmhouse style kitchen with breakfast area, a cloakroom, utility room, a light and spacious dining area with access to an elevated terrace with pergola and far reaching countryside views.

Upstairs is the Master bedroom with a stylish en-suite shower room and a balcony taking advantage of the country outlook, four more double bedrooms one of which also has a balcony and a contemporary style family bathroom with a separate shower and roll top bath.

There is also a large cellar which is currently being used as a treatment room / home office, this could easily be converted into a wine cellar or cinema room.

Separate from the house is a large garage and a delightful holiday / annex which currently brings in a good annual income. There is also a car port, a compound double and single garages, ideal for storage.

All in all, a real gem in a prime location.

Located in an elevated position 2.5 miles to the south-east of Bradford-on-Avon and 1.7 miles to the north-west of the County town of Trowbridge, Longcroft





Manor is ideally positioned to take advantage of the wide array of shops, amenities and leisure facilities found in both market towns. Trowle itself is a small hamlet which provides good access to the surrounding countryside with some lovely walks found at nearby Widbrook Wood and along the Kennett and Avon Canal and River Avon. A wider range of facilities can be found in the nearby World Heritage City of Bath along with excellent transport links including mainline rail services (London Waterloo 1hr 22mins),

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: G

EPC Rating: D

Mains electricity, water and gas connected.

Septic tank.

This property produces a fantastic annual income, so please get in touch to find out more.

## KEY FEATURES

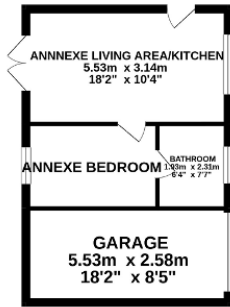
- Grounds of just over 2 acres
- Detached self contained annexe
- 3 Reception rooms
- Pretty landscaped gardens
- Delightful views to adjacent countryside
- Detached manor house
- 5 Bedrooms
- Cellar ideal as home office / wine store
- Double & single garage with car port
- Plenty of potential subject to planning



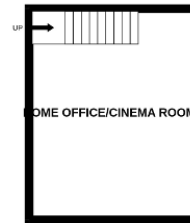




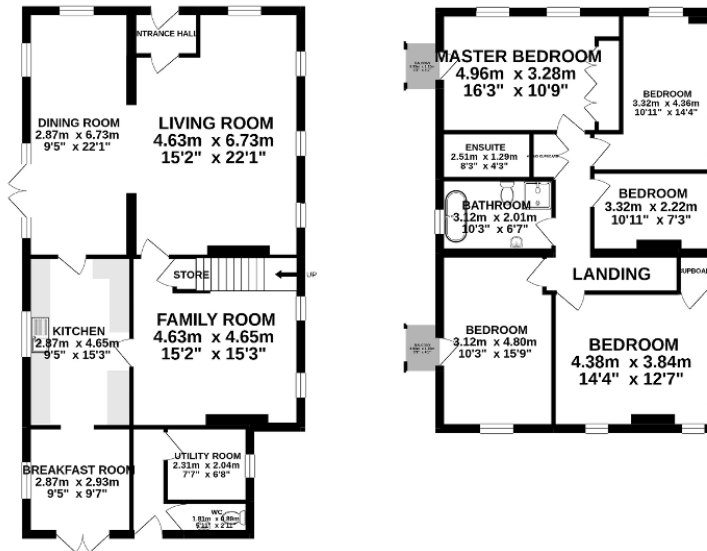
GROUND FLOOR  
146.6 sq.m. (1578 sq.ft.) approx.



BASEMENT  
26.7 sq.m. (288 sq.ft.) approx.



1ST FLOOR  
84.6 sq.m. (910 sq.ft.) approx.



LONGSCROFT MANOR GROSS INTERNAL AREA 258 SQM

TOTAL FLOOR AREA : 257.9 sq.m. (2776 sq.ft.) approx.

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 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 as to their operability or efficiency can be given.

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## ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

## DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

## APPLEBY & TOWNEND

4D Broad Lane Farm

Seend

Melksham

Wiltshire, SN126RJ

Tel: 01225 983 910

E-mail: [help@applebyandtownend.co.uk](mailto:help@applebyandtownend.co.uk)

Web: [www.applebyandtownend.co.uk](http://www.applebyandtownend.co.uk)