



7 BEDROOM DETACHED | CHURCH STREET, HILPERTON, BA14 | GUIDE PRICE £900,000

## DESCRIPTION

Nestled in the heart of Hilpertons conservation area, just over a mile from Trowbridge town centre, Church Farm House is a striking period home with origins believed to predate the early 1800s. Once part of a working farm, this handsome stone property has been meticulously renovated, blending its historic charm with modern living standards.

Set behind its handsome stone façade, complete with mullioned windows and traditional "eyebrow" arches, the home offers spacious and flexible accommodation ideal for family life or multi-generational living.

### Accommodation

Inside, an open-plan kitchen forms the heart of the home, flooded with natural light and opening to the garden via French doors. Reception rooms feature original stone details, exposed beams, two open fireplaces with newly fitted flues and a log burner. Throughout, the property has been completely rewired, replumbed, and upgraded with modern insulation, underfloor heating in key areas, and CAT-6 cabling for high-speed connectivity.

The cleverly designed layout incorporates a self-contained annex/barn conversion with disabled-friendly access, a bedroom and en-suite on each floor, and its own services; perfect for guests, extended family, or potential rental income once finished.

Upstairs in the main house, the principal bedroom benefits from its own en-suite, with further double bedrooms served by a family bathroom that you can make your own.

### Renovation Highlights

- Full structural restoration, including refurbished roof, insulation, and stonework repairs by skilled stonemasons
- Brand new heritage-style aluminium windows and doors
- Rebuilt barn/annex with raft foundation, waterproof tanking system (15-year guarantee) and reclaimed



stonework

- Modern drainage and heating systems with zoned controls
- Landscaped gardens with future-proofed services for stables & electric gates.

#### External Grounds

Set within a substantial and perfectly level corner plot of approximately one-third of an acre, this property offers both presence and potential in equal measure. The grounds have been carefully prepared, providing a blank canvas for bespoke landscaping, while a robust hard-core driveway to the rear accommodates parking for several vehicles with ease.

A series of charming outbuildings, already connected to electricity and water, open the door to an array of possibilities, be it a stylish garage, elegant garden rooms, or the creation of an additional residence (subject to the necessary consents). The entire plot is gracefully enclosed by handsome stone walling, lending a sense of privacy and timeless character. From the front, a flight of stone steps descends towards the historic charm of Church Street, perfectly blending convenience with a distinguished setting.

#### In Summary

Church Farm House will be sold as seen, providing a rare opportunity to own a beautifully restored period home that offers history, craftsmanship, and modern comfort in equal measure.

With most of the hard work completed, versatile accommodation and a large garden, it is ready for a buyer to make their own.

Tucked quietly on the edge of Trowbridge, Hilpertown Village feels like the kind of place you stumble upon and instantly fall in love with. It's a place where neighbours smile and wave, where children walk safely to the much-loved village primary school, and where the pace of life feels just that little bit gentler.

Wander through the lanes and you'll soon find yourself beside the tranquil waters of the Kennet & Avon Canal. Here, time seems to slow, narrowboats drift by, swans



glide effortlessly, and the towpath invites you to walk, cycle, or simply sit and soak up the views. It's a favourite spot for Sunday strolls, dog walks, and peaceful moments at the water's edge.

Despite its rural charm, Hilperton is wonderfully connected. Within minutes you can be in Trowbridge, with its shops, cafés, and train links to Bath, Bristol, and London. And yet, back in the village, you're surrounded by fields, open skies, and that timeless countryside calm.

Whether you're drawn by the community spirit, the beauty of the canal, or the perfect blend of countryside and convenience, Hilperton is the kind of village that welcomes you in, and makes you never want to leave.

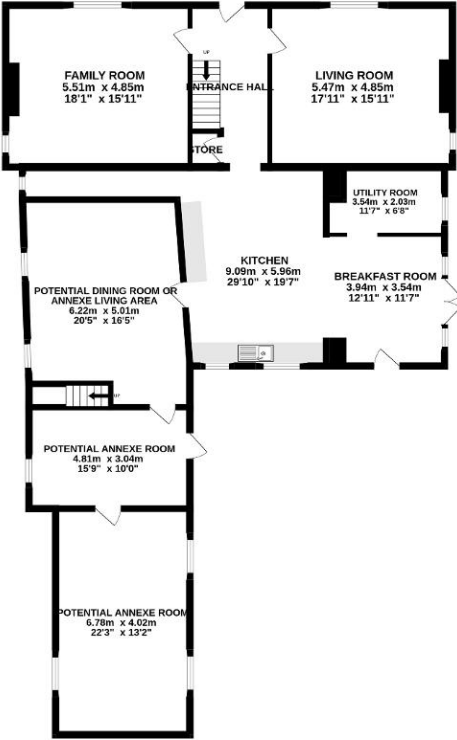
Tenure: Freehold  
Local Authority: Wiltshire Council  
Council Tax Band: F  
EPC Rating: D  
All mains services connected. Gas central heating.

## KEY FEATURES

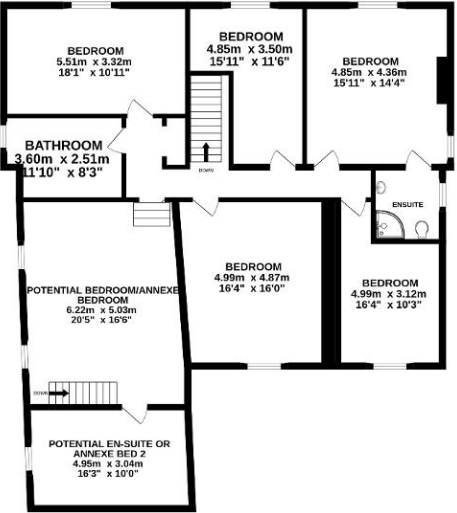
- Three large reception rooms
- Family bathroom and cloakroom
- Re-wired CAT 6a Network
- Refurbished roof & restored stonework
- Fabulous entrance hall and staircase
- Seven double bedrooms & three en-suite'
- Large kitchen / dining room
- New plumbing & underfloor heating
- Bespoke aluminium windows
- Outbuilding with potential (S.T.P.P)



GROUND FLOOR  
185.6 sq.m. (1998 sq.ft.) approx.



1ST FLOOR  
158.0 sq.m. (1701 sq.ft.) approx.



TOTAL FLOOR AREA: 343.7 sq.m. (3699 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.  
Made with Metropix ©2025

ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 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  
Web: www.applebyandtownend.co.uk