



# Pot Farmhouse

Gare Hill, Trudoxhill,



# Pot Farmhouse

Gare Hill  
Trudoxhill  
BA11 5EZ

A charming three-bedroom house nestled in a rural and private location.



- Newly built three-bedroom detached farmhouse
- Over 2000 sqft (193sqm) of accommodation over two storeys
- Situated in 2.3 acres of gardens and grounds
  - Small range of outbuildings
  - Rural and private location
  - Large gravel driveway for ample parking
- Subject to an Agricultural Occupancy Condition

Guide Price £750,000

Freehold

Devizes Agricultural  
01380 710535  
[devizes@symondsandsampson.co.uk](mailto:devizes@symondsandsampson.co.uk)





## THE PROPERTY

Pot Farmhouse comprises a substantial detached property extending to over 2,000sqft of accommodation, constructed of local stone under a pitched tiled roof located in a private and rural location at the end of a long private drive way. The property was originally granted consent in the late 1990s for a foresters dwelling for the Maiden Bradley Estate but went unbuilt for over twenty years. The current owners recently completed the build in 2024 and the house benefits from modern furnishings throughout with large windows providing rooms filled with natural light.

## OUTSIDE

Externally the property sits in around 2.3 acres of gardens with scenic rural views, a small range of outbuildings to the rear and a pond to the side. Currently the grounds are used for grazing ponies and keeping a small flock of geese but could be used for a variety of purposes.

## SITUATION

The property is situated at the end of a private driveway close to the sought after hamlet of Gare Hill which sits in an National Landscape in a secluded spot with excellent privacy. Gare Hill is approximately 3 miles south east of Trudoxhill and nearly 4 miles to the north west of Maiden Bradley. There are further amenities in the nearby market town of Frome (approximately 6 miles) which has an extensive range of facilities and excellent schooling is available in the area . The property is well connected by road with the A303, Mere Junction around 6 miles away and connections to London via the M3 and Exeter via the A30.

## TENURE AND POSSESSION

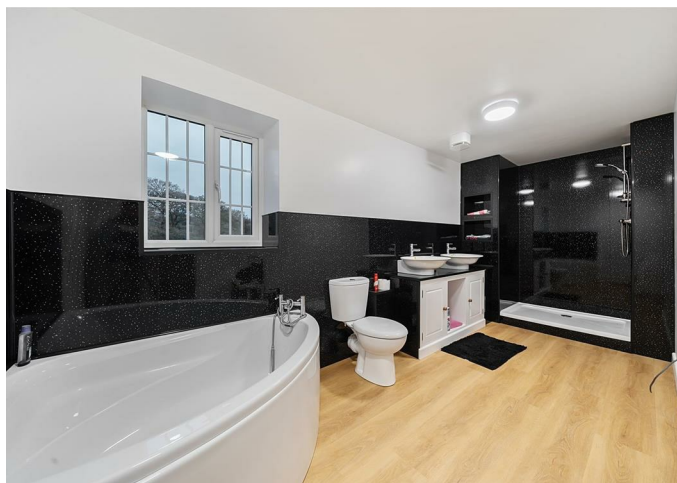
Freehold with vacant possession upon completion

## SERVICES

Mains water and electricity  
Septic tank sewage  
Electric heating  
LPG Tank for gas cooker

## LOCAL AUTHORITY

Somerset Council  
County Hall, Taunton, Somerset, TA1 4DY  
0300 123 2224



## WHAT3WORDS

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## VIEWINGS

Strictly by appointment with Symonds and Sampson Devises Office. Further information if required is available from Jack Curnick-James or Henry Bosworth on 01380 710535

## MATERIAL INFORMATION

The property is not connected to the internet but we understand standard broadband is available in the area.

Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by Three Network) (Information from Ofcom <https://www.ofcom.org.uk>)

We understand the property is accessed via a private right of way over the adjoining property.

The property is subject to an Agricultural Occupant Condition please contact the agent to discuss if you are likely to comply.

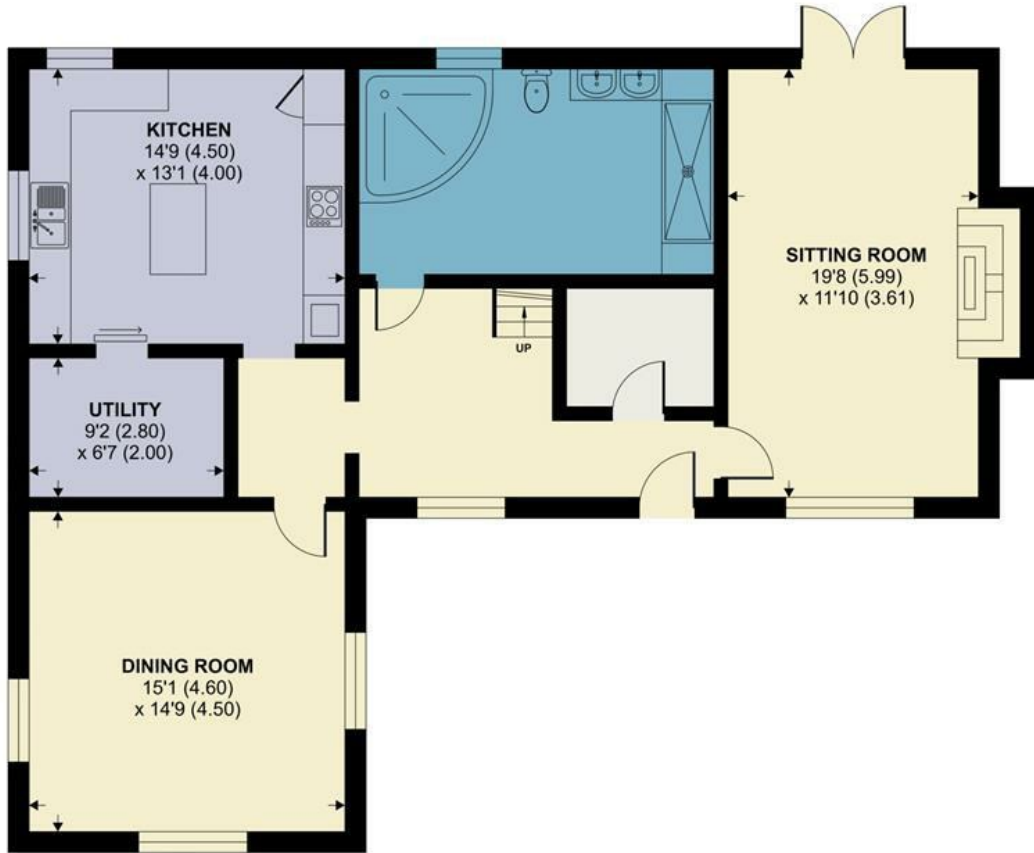
JCJ/11/11/24





Approximate Area = 2088 sq ft / 193.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

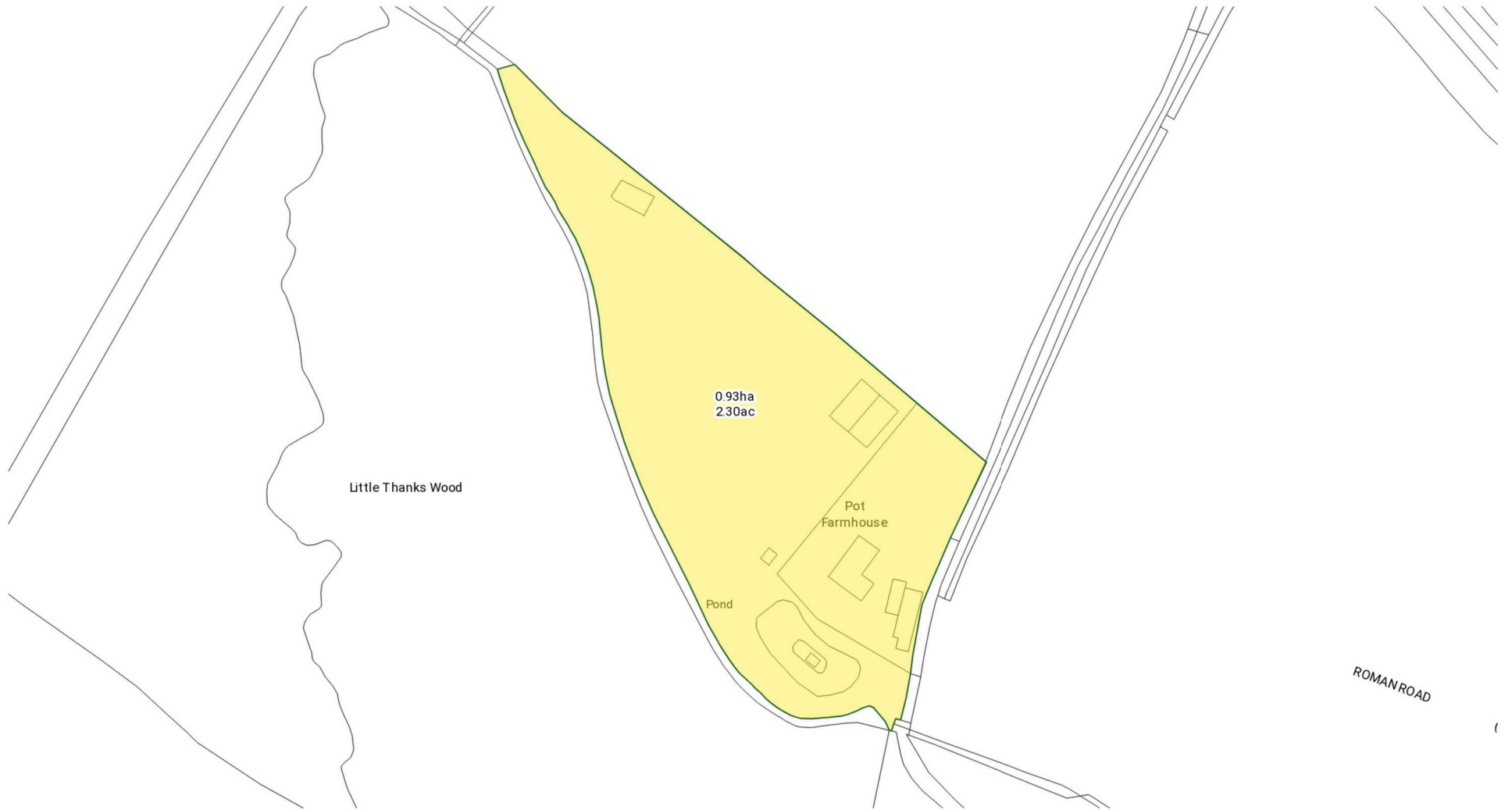
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	86
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



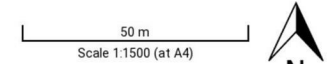
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1209417



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