



THE OLD FARMHOUSE STEEPLE LANGFORD, SALISBURY, WILTSHIRE

A Charming Residential Equestrian Smallholding Situated In A Private Rural Location

Enjoying Far Reaching Views & Excellent Communication Links

SITUATION

Wylde (A303) 2 miles, Salisbury 9 miles, Warminster 13 miles, Bath 30 miles, London 96 miles.

Mainline trains: Salisbury to London (Waterloo) Approx. 90 mins.

International airports: Southampton International 34 miles, Bristol International 51 miles

The Old Farmhouse is located to the east of the desirable village of Steeple Langford and occupies an attractive, private position, tucked off the A36. Situated within an area of outstanding natural beauty the property enjoys excellent communication links with easy access to the A36/ A350 & A303 linking the West Country and London via the M3.

The popular Cathedral City of Salisbury lies just 9 miles to the south east with the market town of Warminster to the north west.

Education There is an excellent selection of schools in the area including Bishops Wordsworth and South Wilts Grammar Schools at Salisbury, plus a host of private schools including: Chafyn Grove, Cathedral School and Godolphin in Salisbury, Warminster Prep & Senior School, Dauntseys at Market Lavington, Sandroyd and St Marys near Shaftesbury, Port Regis at Motcombe and Sherborne boys and girls. For independents see www.isc.co.uk and for state school information see www.wilts.gov.uk.

Local, Sporting & Recreational Facilities Steeple Langford and Hanging Langford are pretty villages set in the rolling countryside of the picturesque Wylde Valley and enjoy a good sense of community, with the popular Rainbow On The Lake public house, Langford Lakes Nature Reserve, private nursery school and C of E All Saints Church. Further amenities can be found in the nearby village of Wylde with more comprehensive range of shopping and cultural facilities available in the Cathedral City of Salisbury.

Good walking, cycling and outriding opportunities abound from the property into the surrounding countryside with ready access to the neighbouring nature reserve and onto an excellent network of footpaths that cross The Cranborne Chase Area of Outstanding Natural Beauty. Local hunts include The Wilton, Avon Vale and South & West Wilts. Golf can be enjoyed at Salisbury, Erlestoke, Westbury and Warminster with water sports available along the south coast. Fishing is available by licence on The River Wylde with horse racing at Salisbury and Wincanton. See www.visitwiltshire.co.uk for more details.



THE OLD FARMHOUSE

The Old Farmhouse is a charming detached period property of stone elevations under a tiled roof. Extending to some 2,825 ft² (GIA) the property offers versatile, well presented accommodation arranged over 3 floors with the benefit of a wine cellar.

Believed to have once been the dairy to the local farm, the property has been sympathetically extended and improved over the years whilst retaining much of its character and charm.

Offered to the market for the first 43 years the property offers the new purchaser the opportunity to further enhance or extend the dwelling, subject to achieving the necessary consents.

A particular feature of the Old Farmhouse are the far reaching southerly views enjoyed from the principal rooms over the adjoining paddocks and nature reserve.

Outside there is ample parking for 3/4 cars to the front of the property before a gateway leads to the stabling and paddocks beyond. The land adjoining the property forms one block of pasture, divided into 2 smaller enclosures by post & rail fencing with a patio area offering opportunities for outside dining.

A timber stable block complements the land providing facilities for equestrian use with potential for an arena (subject to planning).

The accommodation comprises:

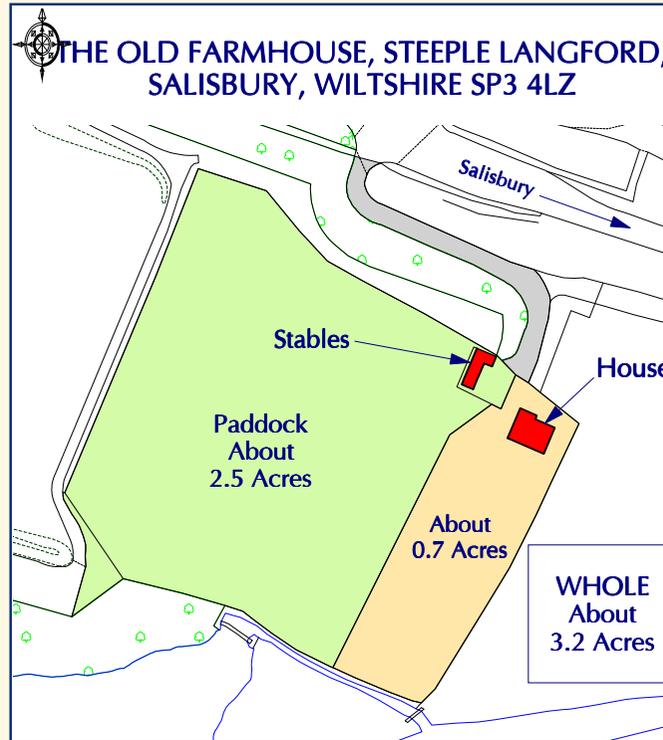
- Kitchen/breakfast room
- Sitting room with fireplace
- Dining room
- Study
- 3 bedrooms
- Family bathroom
- Loft room
- W.C
- Cellar

OUTBUILDINGS

To the side of the house lies an enclosed yard offering stabling with further potential for an arena, subject to planning.

The buildings comprise:

- Timber stable block providing 3 good-sized boxes and covered feed store
- Electric & water connected
- Summer house



LAND

Lying to the south east of the house the level paddocks lie within a ring fence and are laid to permanent pasture. The land is divided into 2 enclosures with post and rail and stock fencing to the boundaries. The land enjoys good access from the yard with easy access to outriding.

- Level pasture
- Well fenced paddocks

In all the land amounts to some **3.2 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 The Agents 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. They have been carefully checked and calculated by the vendor's agents, however the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Town and Country Planning The property is sold subject to any development plans, tree preservation orders, ancient monument orders, town planning schedules and resolutions, which may or may not come into force. Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the estate.

Authorities Wiltshire Council Tel: 0300 456 0100.

Council Tax Band 'F'

Services Mains electricity and water with private drainage to a septic tank. Electric heating.

Tenure Freehold with vacant possession upon completion.

Fixtures & Fittings All fixture, fittings and garden ornaments are excluded from the sale but may be available by negotiation.

Particulars Prepared September 2017.

The logo for Fox Grant, with 'Fox' in yellow and 'Grant' in white on a dark blue background.

VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. For further information or to book a viewing please contact Adam Field or William Grant.

foxgrant.com



Adam Field



William Grant

DIRECTIONS

From Salisbury head north west on the A36 and after approximately 8 miles turn left shortly after the lay-by signposted The Old Farmhouse. Follow the driveway down the hill and the property will be found in front of you.

Postcode: SP3 4LZ

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foxgrant.com

COUNTRY
& VILLAGE

FARMS, LAND &
SMALLHOLDINGS

TOURISM
& LEISURE

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SPECIALISTS

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