



A handsome Mill House, set in delightful riverside gardens

**The Mill House, West Street, Barford St Martin, Salisbury, Wiltshire, SP3 4AS**

Freehold





Reception Hall • Drawing Room • Dining Room • Kitchen/ Breakfast Room • Utility/Boot Room • Cloakroom • Music Room/Studio • Study • Principal Bedroom with en suite Bathroom • Three further Double Bedrooms • Family Bathroom • Family Shower Room • Garage • Outbuildings • Greenhouse • Tennis Court • Approximately 100m of single bank river frontage, with Sole Fishing Rights

### Description

Set within idyllic riverside gardens, this handsome period family home offers spacious and flexible accommodation over two floors. The house benefits from being unlisted, whilst still offering a number of period features.

It is thought that the original building dated from the 16th Century. This was destroyed by fire in 1819 and was re-built in brick and stone, with a slate roof, in the same year, commemorated by a stone plaque in the south-western elevation of the house. One end of the property was a Tucking Mill until about 1930.

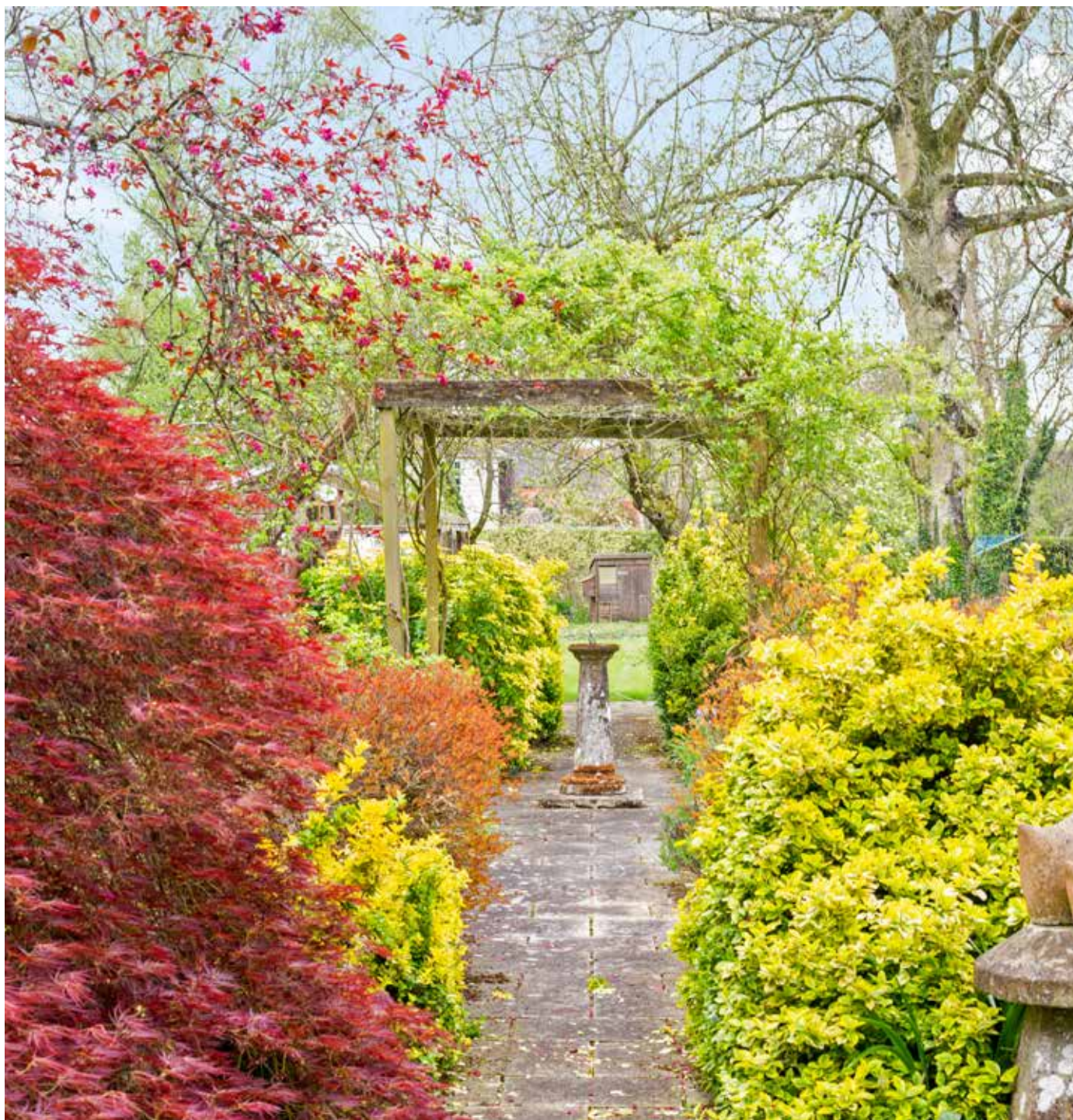
A large reception hall, with parquet floor and a fireplace with wood-burning stove, leads into the dual-aspect drawing room. This room has a Carrara marble fireplace with a wood-burning stove and enjoys views over both the garden and the river. The dual-aspect kitchen/breakfast room has a quarry-tiled floor, an AIMS-programmable electric AGA, a range of fitted units with wooden work surfaces, a walk-in larder and a door to the south-west facing riverside terrace. There are also bi-fold doors onto a decked balcony, overlooking the mill pond. A pantry area leads through to a large utility/boot room, with quarry-tiled floor, two external doors, fitted cupboards, a sink,

plumbing for a washing machine and a cooker point. It also contains the electronically powered boiler for the water-source heat pump. The water source heat pump benefits from an annual RHI grant (approx. 5 years remaining). The dining room, with parquet floor, is adjacent to both the hall and the kitchen. A secondary hall, with quarry-tiled floor, offers access to the cloakroom and internally to the garage. A set of back stairs lead up to the impressive double-height music room/studio, above which is a galleried mezzanine level, currently used as a study.

The main staircase, from the reception hall, leads to a galleried landing with original built-in linen cupboards, from which the bedrooms and bathrooms are accessed. The dual-aspect principal bedroom benefitting from an en suite bathroom and pretty views over the river and garden. There are three further bedrooms and two further bathrooms.

### Outside

The delightful riverside grounds, which extend to approximately 0.75 acres (excluding the river itself), are a particular feature of this property. The River Nadder and its associated mill pond and mill stream encircle the









gardens, creating a charming island which enjoys complete privacy and outstanding wildlife, such as otters and kingfishers. From the terrace abutting the south-west elevation of the house, are stone steps down into the mill pond, from which the owners swim. Views across the river stretch to the tranquil water meadows beyond (designated a Site of Special Scientific Interest). The gardens are mainly laid to lawn, with deep flower borders of hostas, roses, bluebells, tulips, hellebores and lavender and mature trees such as alder, ash, acer and silver birch. There are a number of fruit trees, some gathered in an orchard area, namely apple, pear, cherry and fig. Adjacent to a vegetable garden is a little foot-bridge across to a further segment of land, where the owner keeps bees.

The property enjoys approximately 100m of single bank river frontage, with sole fishing rights, in addition to the mill stream frontage.

A riverside, 'club specification' tennis court, with an artificial grass surface, was built about 5 years ago.

An integral garage, with electric roller shutter doors, is accessed from the private parking area adjacent to the village road. There is further parking once inside the five-bar gate, leading to the front of the house.

Outbuildings include a large shed/greenhouse, a separate greenhouse and a dog kennel/run.

### Situation and Amenities

The Mill House is set beside the River Nadder, on the edge of the village of Barford St Martin. The property is located within the village Conservation Area and also within an area designated as being of high ecological value. The village itself has a pub, a pre-school and a church, as well as a petrol garage with a Budgens shop.

The small market town of Wilton lies about 3 miles to the east and offers a number of everyday amenities, such as a small supermarket, cafés, church, vet, town hall and community centre, baker and florist.

The beautiful Cathedral city of Salisbury offers a wide selection of shops, restaurants, arts and recreational facilities.

Trains from Salisbury to London Waterloo have a journey time of approximately 90 minutes.

Racing is available at Salisbury Racecourse and Wincanton and golf at South Wilts Golf Club and High Post. This area is renowned for its fishing on the River Avon, Test and outlying chalk streams.

The A303 provides access to the south west and London via the M3.

There is a wide selection of both state and private schools in the area, including Port Regis, Salisbury Cathedral School, Chafyn Grove and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools.









**Directions – SP3 4AS**

From Salisbury, take the A36 towards Warminster. At the Wilton roundabout take the first exit onto the A30 towards Shaftesbury. Follow the road through Wilton and on past Burcombe to Barford St Martin. On a sharp left-hand bend, turn right into the main village, by the Barford Inn pub. The Mill House is the last house on the left-hand side. There is convenient parking in a private layby outside the main gates to the property.

**Tenure**

Freehold

**Local Authority**

Wiltshire Council – 0300 456 0100

**Outgoings**

The property is subject to Council Tax Band H

**Fixtures and Fittings**

Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

**Services**

Mains water, electricity and drainage. Central heating powered by a water-source heat pump and backed-up with power generated by solar panels.

**Energy Performance**

A copy of the full Energy Performance Certificate is available upon request

**Viewing**

Strictly by appointment with Savills









**The Mill House, West Street, Barford St Martin, Salisbury, Wiltshire, SP3 4AS**  
**Approximate Area** 333 sq m / 3584 sq ft  
**Garage** 40.8 sq m / 439 sq ft  
**Total** 373.8 sq m / 4023 sq ft (Excluding Void /Including Mezzanine)  
**Including Limited Use Area** (2.9 sq m / 31 sq ft)

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