



# THE OLD RECTORY

BARFORD ST. MARTIN, WILTSHIRE







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BARFORD ST. MARTIN, WILTSHIRE, SP3 4AF

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## AN IMPRESSIVE GRADE II LISTED FORMER RECTORY LOCATED IN THE NADDER VALLEY

LOT 1: FORMER RECTORY WITH GENEROUS GARDENS AND GROUNDS | POTENTIAL TO CREATE AN INDEPENDENT ANNEXE  
HALL | KITCHEN/ BREAKFAST ROOM | 4 RECEPTION ROOMS | PLAYROOM | 7 BEDROOMS | 4 BATHROOMS

GARAGING AND AMPLE PARKING | SWIMMING POOL | PONY Paddock

ABOUT 1 ACRE

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LOT 2: TRADITIONAL PERIOD BARNs WITH COURTYARD | SEPARATE ACCESS AND PLANNING PERMISSION FOR INDOOR SWIMMING  
POOL COMPLEX, GYM AND OFFICE

ABOUT 0.53 ACRES



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## SITUATION

The charming village of Barford St Martin is situated in the highly desirable and sought after Nadder Valley, within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. The nearby village of Wilton was the ancient capital of Wessex is located approximately 2 miles away whilst the historic cathedral city of Salisbury is about 6 miles away and has a mainline train station with regular services to London Waterloo. Salisbury offers good shopping and recreational facilities. There are many schools in the local area both state and private, including two grammar schools situated in Salisbury. The surrounding area offers excellent walking, riding and cycling opportunities.

Other centres within easy reach include Southampton, Bournemouth, Bristol and Bath. From Salisbury the A30 links with the A303 and M3 for road access to London. There are regional airports at both Bournemouth and Southampton.

## DESCRIPTION

The Old Rectory is constructed of locally dressed limestone, with sash and casement windows and a predominately welsh slate roof. The property has been subject to improvement over recent years by the present owners

who have skilfully blended modern day living with original features. This handsome property offers fantastic accommodation over three floors and is set within beautiful gardens and grounds.

The elegant dual aspect drawing room boasts a fine feature fireplace and a pleasant outlook over the gardens from the bay window. The dining/billiard room, also dual aspect, has a feature stone fireplace. The kitchen/breakfast room has been completely refitted including a 4 oven Aga, central island unit and dining area making it an inviting and sociable room. There are double doors leading outside to the York stone terrace and rear gardens. From the kitchen a door leads to a separate prep kitchen, sitting room and study.

Also on the ground floor there is a playroom/office and a utility/laundry room which together could make an excellent independent annexe if required.

On the first floor there are 5 double bedrooms and 3 bathrooms including a stunning master suite, dressing room and bathroom with a feature stonewall and freestanding bath with contemporary fittings. On the second floor there are 2 further bedrooms, a living room/study and a bathroom. Other features include a wine cellar and galleried landing.

Adjacent to the rear of the house there is a southerly terrace ideal for entertaining and leads to an attractive area of formal garden laid to lawn with flower borders and established planting. A gate in the hedging to the rear provides access to the swimming pool with a paved terrace area and a timber built summerhouse. A further gate to the rear of the pool area leads to the orchard and kitchen garden with raised beds, fruit-cages, chicken hutch and green house. To the side of the property there are paths flanked by dwarf hedging, with a central water feature with an overhead pergola. In addition, a five bar gate leads to an enclosed pony paddock.

Lot 2 – Barns and Additional Land

Approached either from the property or via a separate entrance, there is an excellent range of barns/outbuildings which are believed to be the old dairy to the farm. There is planning consent granted to convert these buildings into a gym, indoor swimming complex and offices. There is a further consent for a tennis court. Planning Permission ref no: 14/04690/FUL and 13/00608/FUL. The buildings currently consist of a large period timber framed barn, stables, garaging and storage. In addition there is a central courtyard and further area of land to the north.







## GENERAL REMARKS & STIPULATIONS

### DIRECTIONS

From Salisbury leave the city centre heading west on the A36 to Wilton. Turn left at the roundabout and enter Wilton. Follow signs for the A30 to Shaftesbury and continue on this road to Barford St. Martin. At the sharp left hand bend, where the road forks right to Hindon, turn sharp right and go up the lane. The wrought iron entrance gates can be found on the left hand side.

### TENURE

The tenure of the property is freehold.

### SERVICES

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

## LOCAL AUTHORITY

Wiltshire County Council.

### PLANNING

The property is Grade II listed.

### 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.

### VIEWINGS

Viewing strictly by appointment with Savills.

## Important Notice

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