



Pound Barn

Ridge, Nr Chilmark, Salisbury, Wiltshire, SP3 5BS





POUND BARN

RIDGE • NR CHILMARK • SALISBURY • WILTSHIRE • SP3 5BS

AN IMAGINATIVELY CONVERTED SOUTH FACING BARN SET IN AN OUTSTANDING
RURAL LOCATION SURROUNDED BY THE FONTHILL ESTATE

ACCOMMODATION

HALLS • MORNING ROOM / SNUG • DRAWING ROOM • KITCHEN • BREAKFAST / LIVING ROOM
STUDY / BEDROOM 6 WITH EN-SUITE SHOWER ROOM • LARDER • UTILITY ROOM • WC

MASTER BEDROOM WITH EN-SUITE BATHROOM AND DRESSING ROOM • 4 FURTHER BEDROOMS • 2 FURTHER BATHROOMS

GARDENS AND GROUNDS

FORMAL GARDENS • ORCHARD • DOUBLE GARAGE • STORE AND WOODSHED
SUPERB RURAL VIEWS

IN ALL ABOUT 1 ACRE



Savills Salisbury

Rolfes House, 60 Milford St
Salisbury SP1 2BP
patrick.brady@savills.com
01722 426820

SITUATION

Pound Barn is an elegant country home discretely nestled in stunning countryside in the sought after hamlet of Ridge. In an Area of Outstanding Natural Beauty, formerly part of the Fonthill Estate, it is bucolic, peaceful and very private.

Tisbury is about 1.5 miles to the south, with its vibrant high street and independent shops, boutiques and amenities. In recent years, it has been featured in The Times as one of the "Best Villages" in England to live in or near. There is a post office, small supermarket, butcher / fresh fruit and vegetable store, delicatessen, fishmonger, wine merchant, coffee shop, tea room / bookshop, antiquarian printshop, chemist, doctor, dentist, garage and vet. Amenities also include a fine Parish Church, primary school and sports centre. Tisbury is also the home of Messums Wiltshire, a contemporary arts centre, housed in the Grade I medieval Thatched Tithe Barn and offering a

comprehensive range of exciting exhibitions and events and its own stylish restaurant. Local pubs include The Beckford Arms, Pythouse Kitchen Garden Restaurant and The Compasses are within easy driving distance offering excellent local food in attractive and distinctive surroundings. Tisbury has a mainline train station to Waterloo (1 hour 50 mins). The village of Hindon is three miles away and also has two well known dining pubs, The Lamb and The Angel. Salisbury and Bath provide a more extensive range of shopping, recreational facilities, theatre and Arts. Communications by road are good with the A303 about 3 miles to the north, and A30 to the south.

Golf courses are at Rushmore and South West Wilts, with racing at Salisbury and Wincanton providing further entertainment. The local hunt is the South and West Wilts or the Portman. There is an extensive network of bridleways and footpaths locally. Coastal activities can be found further south along the Dorset coast.

The area is renowned for its private schools including Bryanston, Clayesmore, Milton Abbey, St Mary's Shaftesbury and Sherborne, Port Regis, Sandroyd, Hanford and Hazelgrove. There are also several excellent Primary, State and Grammar schools nearby.

DESCRIPTION

The property has been beautifully and tastefully converted from a former agricultural building that once belonged to the Fonthill Estate. Comprising stone elevations with brick dressings and a clay tile roof, Pound Barn is largely south facing. The current owner has extended and restored it with great care and attention to detail, and it is now a supremely stylish, elegant country home, with impressive, mature gardens and a charming terrace.

Internally the house is wonderfully light and spacious, offering excellent entertaining space. The entrance hall is floored with Afghan slate flagstone (finished in Morocco and Italy), stripped doors and staircase. With matching floor, the large open plan



family kitchen and breakfast / living room feeds off the hall, as does the main drawing room with its vaulted ceiling, wonderful large stone fire surround (made by a local artisan) harbouring a large wood-burning stove. There are also French windows leading to the brick-paved terrace and into the mature elegant garden. At the furthest end of the drawing room is a small study with an en-suite shower room. Stairs lead off the drawing room to bedrooms four and five above.

Off the hall is also an impressive morning room / snug, south facing, also vaulted, with wall to wall bookcases and another stunning mantelpiece with a regency register grate.

There is also the very practical and useful utility room, the engine room of the house.

Down a couple of steps off the hall, the kitchen has an electric 4 oven Aga, with matching integrated electric 2 oven Module with a gas hob. Bottled gas (just for the hob) is supplied by a pipe from outside. A larder of ample dimensions provides great storage for the main fridge and freezers. There is a large island which also houses the dishwasher and a smaller fridge. The island also incorporates a double stainless steel sink with Franke electric waste disposal unit. French windows feature in the breakfast / living room, again opening onto the south facing paved patio where there is ample space for alfresco dining.

Upstairs, the master bedroom is a light, spacious room with an en-suite bathroom, dressing area and views over the garden. Two further bedrooms are off the galleried landing, and a family bathroom in between. Bedrooms four and five with an en-suite bathroom are approached through the drawing room and are independent, perfect for guests or young families.

All services were new in 2013 / 14 and there is underfloor heating in nearly all of the ground floor. The property is substantially double-grazed.

GARDENS & OUTBUILDINGS

Pound Barn is approached from the lane over a gravelled drive flanked by pleached Limes. The gardens provide a fabulous setting for the property and are largely south facing. They are extremely well stocked with a range of distinctive shrubs and trees.

Adjoining the south façade is a paved patio (adjacent to the breakfast / living room) and a raised brick terrace (adjacent to the drawing room and study), each with seating area flanked by formal gardens and herbaceous borders with brick edged paths. Opposite is an Arbour with climbing honeysuckle. This area includes some magnificent topiary of Yew, Privet, Weeping Pear, Bay and Magnolia, Cotoneaster and Berberis.

Beyond are a series of mature hedges and an orchard with a variety of fruit trees. The north west corner of the garden is nicely sheltered by a mature stand of beech trees. To the rear of



the drawing room is a secluded parterre garden, with gravelled paths, clipped privet hedges and a central Olive tree. Beside (to the east of the main building and the study) is a potting shed. A variety of other specimen trees include Corkskrew Hazel, Catalpa, Tulip, Walnut, Evergreen Oak and London Plane. A French ironwork Rose and Vine Arbour stands to the east of the garden.

The gardens are exceptionally private, but have superb vistas from various seating positions over some of the best countryside locally.

DIRECTIONS (SP3 5BS)

From London head west on the M3 and bear off onto A303. Continue past Stonehenge and the junction with A36, about ¼ mile after the end of the dual carriageway turn left signed Chilmark / Teffont. Continue into Chilmark and at the T junction turn right onto the B3089. After about ½ mile turn left signed to Ridge and continue to the top of the hill. Bear left at the grass triangle and then straight over down the hill. Proceed along this lane bearing round to the right and the property will be found on the right hand side.

TENURE

Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Wiltshire Council, (South) 01722 336272.

SERVICES

Oil fired central heating. Private drainage and water supply. Mains electricity.

OUTGOINGS

The property is subject to Council Tax Band G.

PLANNING

The property is not listed.

FIXTURES AND FITTINGS

Those items mentioned in the particulars are included in the sale. All other items such as carpets, curtains, light fittings and garden statuary are excluded from the sale, although some items may be available by separate negotiation.

ENERGY PERFORMANCE CERTIFICATE

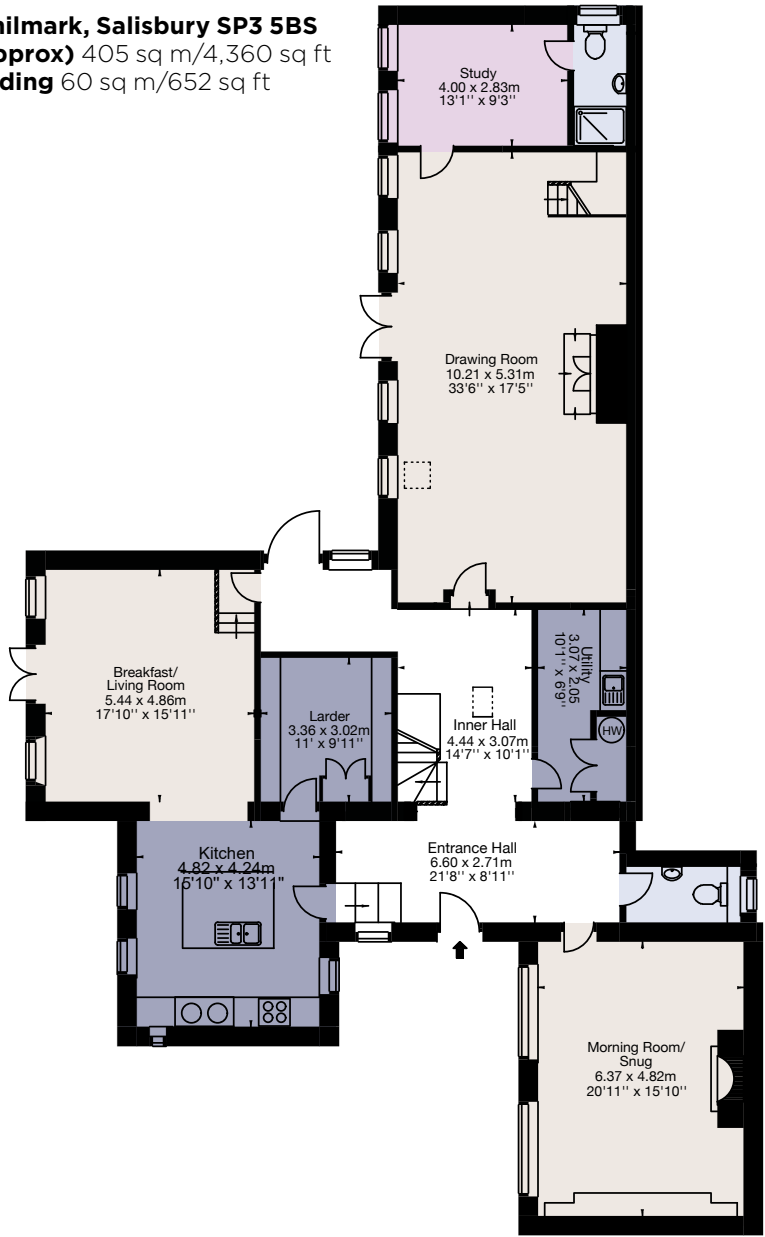
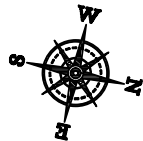
A copy of the full Energy Performance Certificate is available upon request.

VIEWING

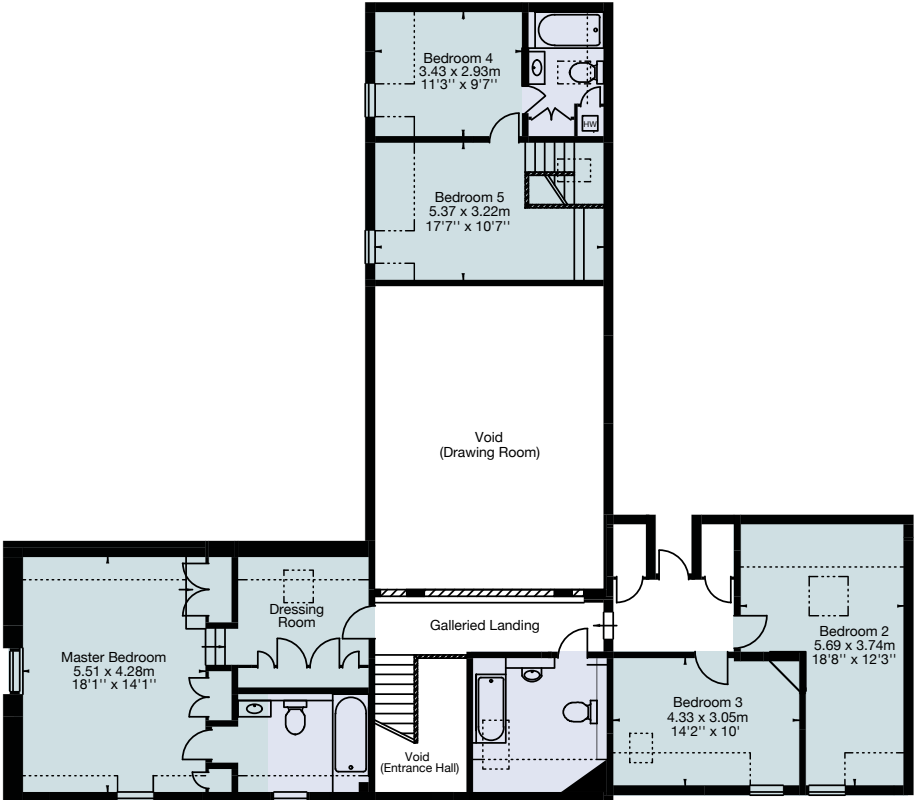
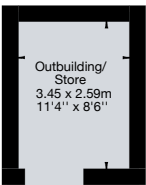
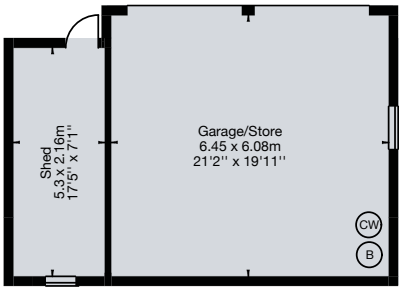
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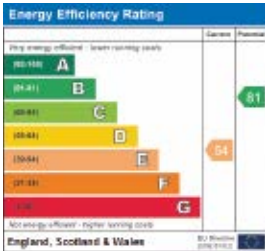
Pound Barn, Ridge, Chilmark, Salisbury SP3 5BS
Gross internal area (approx) 405 sq m/4,360 sq ft
Garage/Shed/Outbuilding 60 sq m/652 sq ft



Ground Floor



First Floor



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