



A SUBSTANTIAL AND WELL-PRESENTED BARN CONVERSION WITH FLEXIBLE AND VERSATILE ACCOMMODATION SITUATED ON THE FRINGE OF THIS POPULAR CHALKE VALLEY VILLAGE.

EBBLESTONE BARN, FLAMSTONE STREET, BISHOPSTONE, SALISBURY, WILTSHIRE, SP5 4BZ

savills

**EBBLESTONE BARN, FLAMSTONE STREET,
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Sitting room ♦ Dining room ♦ Snug/Office ♦ Kitchen/breakfast room ♦ Utility room ♦ Cloakroom ♦ Sun room ♦ Master bedroom with dressing room and en suite bathroom ♦ Three further bedrooms ♦ Family bathroom ♦ First floor flat comprising living room ♦ Kitchen/breakfast room ♦ Double bedroom and Bathroom

Walled gardens ♦ Ample gated parking ♦ Double garage

Situation

Bishopstone is situated in the ever popular and delightful Chalke Valley in an Area of Outstanding Natural Beauty approximately 6 ½ miles west of Salisbury. There is a public house and a church in the village whilst the neighbouring village of Broad Chalke provides further local amenities including a well-regarded primary school, shop, post office and public house. For more extensive facilities the market town of Wilton is situated 3 miles to the north and has most day to day requirements.

The cathedral city of Salisbury offers a more comprehensive range of shopping and leisure facilities. Salisbury station offers a direct train service to London Waterloo in 85 minutes while the A303 provides access to the south west and London via the M3. Salisbury is positioned approximately 23 miles from Southampton; Southampton International Airport is approximately 20 miles to the south east and London Heathrow is approximately 70 miles to the east. There are diverse leisure activities in Salisbury's still-rural environs, including fishing on the River Avon and other nearby chalk streams. Readily accessible are large unspoiled areas of countryside ideal for walking and riding.

There is racing at Salisbury and Wincanton and golf at Salisbury, Highpost, South Wilts and Rushmore. Excellent local schools include Salisbury Cathedral School, Chafyn Grove, Godolphin School and Preparatory School, and Bishop Wordsworth and South Wilts Grammar Schools.

Description

Ebblestone Barn is an attractive and extremely spacious converted barn with over four thousand square feet of accommodation that could be configured as one large dwelling or adapted to offer a complete self-contained area for a relative, home office or indeed a holiday let.

The accommodation is well-presented throughout with the principal reception rooms all offering generous proportions and a light and welcoming feel. The sitting room is located to the rear of the house and features exposed timbers, spiral staircase and a large brick fireplace fitted with a gas stove as its focal point; furthermore there are three sets of patio doors facing south making this a pleasant and light room throughout the seasons.

A central reception hall leads to the kitchen/breakfast room and dining room as well as the sitting room.



The kitchen is modern in design with light floor and wall units; there is a double electric oven with an electric hob and plenty of room for a table and chairs. The dining room is located at the front of the property and accessed from the hall, as is the useful utility room and the cloakroom. Beyond the sitting room there is a private and quiet office/snug and a south-facing sun room completes the ground floor accommodation.

Two sets of stairs lead to the first floor where two welcoming landings lead to all the bedrooms. The master bedroom is a generous size and has a dressing room and an en suite bathroom; three additional bedrooms are all comfortable doubles and there is a central family bathroom that serves all three. Beyond this there is a further area that could be used for a variety of purposes. Previously used as a flat, this area is accessed from the front landing and comprises a living room, kitchen/breakfast area, double bedroom and a bathroom. This area could naturally be included within the main accommodation making this a five or even six bedroom property, or it could be turned into a self-contained apartment (subject to the necessary consents) to become an annexe or even a holiday let. The flat sits above the property's double garage and storage area; this area could also be incorporated into the accommodation to create a two storey cottage again subject to the necessary consents.

Outside

The main areas of the garden are west and south facing and are accessed via a wrought iron gate and enclosed by attractive brick and flint walls. A driveway leads under an archway to a large gravel parking and turning area in front of the property's double garage and garden storage area. The gardens are extremely private with a sunny aspect; there are a variety of flower and shrub borders that surround a large area of lawn that also features a variety of mature trees.

Tenure: The property is for sale freehold with vacant possession upon completion.

Planning: The property is not listed

Outgoings: Current Council Tax Band: Band G

Fixtures and Fittings: Unless specifically mentioned, all items should be considered excluded from the sale. Certain items may be available to purchase at valuation.

Services: Mains water and electricity are connected to the property. Propane gas central heating. Private Drainage. Electric and water solar panels are fitted to the southern elevation of the roof.

Directions: From Salisbury proceed south-west on the A345 towards Blandford, on entering the village of Coombe Bissett turn right towards Bishopstone and Broad Chalke. Proceed through the village of Bishopstone and take the last left hand turning in to Flamstone Street and the property will be found on the right hand side

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

Viewing: Strictly by appointment with Savills

Agents Note: We wish to inform prospective buyers of this property that the Sellers are related to an employee of Savills.



FLOORPLANS

Gross Internal Area (approx)

House = 386.6 sq m / 4161 sq ft (Excluding Void)

Garage = 50.2 sq m / 540 sq ft

Total = 436.8 sq m / 4701 sq ft



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