Shaftesbury about 3 miles, Tisbury about 6 miles (London Waterloo about 1 hour 50 minutes)
Salisbury about 18 miles, A303 about 7.5 miles
(All mileages and times are approximate)

CASTLE HOUSE FARM
LOWER WINCOMBE LANE • DONHEAD ST MARY
WILTSHIRE • SP7 9DB
A beautifully restored farmhouse situated in an idyllic position with far reaching views

Hall • Drawing room • Dining room • Sitting room • Study • Kitchen/Breakfast room
Larder • Boot/Laundry room • WC

6 Bedrooms • Dressing room • 3 Bathrooms • Linen room • Attic storage

Outbuilding comprising: Studio, Garaging and Stables, Implement and Wood store

Mature well stocked gardens and grounds • Pasture field
Outstanding southerly views

In all about 11.39 acres

EPC: D
Situation

Castle House Farm is situated in a superb position on the western fringe of Donhead St Mary, one of the most popular villages in South Wiltshire. The property enjoys an elevated position with outstanding views to the south and west over its own land and the Wincombe valley beyond.

Shaftesbury is about 3 miles to the south providing excellent everyday shopping facilities. Nearby Tisbury with its vibrant high street and a variety of shops also offers a mainline Station to London Waterloo taking from 1 hour 50 minutes. The Forester, Pythouse Walled Garden Cafe and The Beckford Arms are within easy driving distance offering excellent local food. The larger towns of Salisbury and Bath provide a more extensive range of shopping and recreational facilities. Bath is renowned for its Theatre and Arts. Communications by road are good with the A303 about 7.5 miles to the north providing access to London and the motorway network or the west country.

Sporting facilities in the area include golf at Rushmore. Racing at Salisbury and Wincanton. Hunting with the South and West Wilts / Portman. There is an extensive network of bridleways and footpaths locally. A full range of watersports are within easy reach along the Dorset coastline. The area is renowned for its superb range of private schools including Sandroyd, Port Regis, Hanford, Hazelgrove, Bryanston, Clayesmore, Milton Abbey, St Marys Shaftesbury and Sherborne. There are also several excellent Primary and State schools within reach.

Description

Castle House Farm is an attractive period farmhouse which is believed to date from the 18th Century having been extended about 30 years ago. It is built largely of local green sandstone under a double pitched tile roof. The property has been beautifully restored by the current owners who run a successful interior design business locally. Internally the house is surprisingly light and airy offering comfortable family accommodation with a modern layout. A solid front door opens into the hall with impressive inglenook fireplace, woodburning stove and flagstone floor. The reception rooms have had charming new carved stone fireplaces fitted with woodburning stoves and a Jetmaster (Drawing room). The kitchen / breakfast room was designed by J D Kitchens, including larder cupboards either side of double fridge / freezer, marble worktops, central island, 3 oven dual control electric Aga, Smeg oven with gas hob, Siemens dishwasher, wine chiller. Adjoining is a lovely dining area with french doors onto a flagstone terrace.

On the first floor is a spacious landing leading to a newly created master suite of bedroom, dressing room and en-suite bathroom. 4 further bedrooms and 2 bathrooms complete this floor. The bathrooms all have under floor heating and have been fitted to a high standard. On the second floor is a further bedroom, linen room (potential to convert to bathroom with new plumbing in place) and useful attic storage. From the house there are delightful views over fields and open countryside.

Accommodation

Please see the floor plans for room dimensions and layout.
CASTLE HOUSE FARM

Approximate Gross Internal Area
Main House: 489 sq m/5,268 sq ft
Outbuilding: 69 sq m/747 sq ft (Including Garage)
Total 558 sq m/6,015 sq ft

For identification only. Not to scale.

Ground Floor
- Study: 5.36 x 3.66m
- Drawing Room: 6.84 x 5.34m
- Boot & Laundry Room: 2.33 x 3.49m
- Sitting Room: 5.45 x 3.06m
- Kitchen: 6.49 x 3.54m
- Breakfast Room: 6.49 x 3.09m
- Dining Room: 5.49 x 5.34m
- Hall: 2.94 x 1.83m
- WC

First Floor
- Bedroom 5: 6.64 x 3.95m
- Bedroom 4: 4.43 x 3.08m
- Bedroom 3: 4.86 x 4.26m
- Attic: 6.81 x 4.86m
- Laundry Room

Second Floor
- Bedroom 6: 7.66 x 3.73m
- Bedroom 2: 4.96 x 3.26m
- Stable 1: 4.45 x 3.44m
- Stable 2: 3.46 x 3.44m
- Impervious Store: 5.25 x 2.54m
- Studio: 5.76 x 2.96m

Outbuilding
- Garage: 4.02 x 3.46m
- Stable: 3.45 x 3.44m

For identification only. Not to scale.
Outside
The house is approached from the lane through a five bar gate to a gravelled parking area for several cars on the eastern side of the house. This is surrounded by dressed stone walls and herbaceous borders with lavender and roses. Further down the lane is a separate entrance with five bar gates leading to a timber framed outbuilding comprising studio, garaging, implement store and wood store.

Gardens and Grounds
From the terrace lawns stretch out to the west. The gardens have been opened up by the current owners to let in more light and improve the views. There are newly planted herbaceous borders and mature trees including Walnut, Sycamore, Horse Chestnut, Willow, Birch, Eucalyptus and Cherry. At the western end of the garden is an orchard and raspberry bed including raised vegetable beds and sweet peas flanked by a beech hedge.

Beyond is the field, which has a large area of level grazing and an attractive bank with downland habitat including gorse, giving added amenity value. From the top of the bank there are superb views to the south towards Win Green. The garden extends to 1.3 acres and the paddock 10.09 acres. In all the property extends to 11.39 acres.
GENERAL REMARKS & STIPULATIONS

Tenure
Freehold with vacant possession upon completion.

Services

Local Authority
Wiltshire Council, (South)
Tel: 01722 336272

Planning
The property is not listed.

Outgoings
The property is subject to Council Tax Band G

Fixtures and fittings
All items mentioned in these particulars are included in the sale. Items such as fitted carpets, curtains and light fittings are excluded from the sale buy may be available by separate negotiation.

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

Postcode
SP7 9DB

Directions
From London head west on the M3 and bear off onto the A303. Continue past Stonehenge and exit on the A350 heading south towards Shaftesbury. Head up the hill towards Shaftesbury and on the outskirts turn left signed Wincombe / Donhead St Mary. Proceed down this lane for over a mile and take the first right down a steep hill. At the bottom turn left and the house is about ¼m on the left opposite Castle Farm.

Viewing
Strictly by appointment with Savills Salisbury Office.

Important Notice
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