



The Old Farmhouse

Salisbury Road, Steeple Langford, Salisbury, SP3 4LZ

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Langford, Salisbury, SP3 4LZ

A stunning family home occupying an envious countryside location with beautiful gardens and grounds amounting to over 3 acres.

Entrance Hall | Kitchen | Sitting Room | Dining Room
| Office | Utility Room | Downstairs Cloakroom
| Cellar | Three Bedrooms | Loft Room | Gardens
| Stables | Workshop | Beautiful Countryside Views

Description

A superb opportunity to purchase a glorious character residence, set in approximately 3 acres of gardens and paddocks surrounded by glorious countryside and a nature reserve. The Old Farmhouse sits in an idyllic position on the outskirts of Steeple Langford and boasts stunning uninterrupted open aspect views across rolling countryside and the river Wylfe to Grovely Wood.

Occupying a discreetly sheltered position, The Old Farmhouse is a lovely example of a character country home. It has benefitted from some sympathetic additions in the past decades to become the versatile home you find today, whilst still presenting a wealth of opportunity to further enhance and extend the home.

On entering the home, the welcoming entrance hall provides access to all principal reception rooms. There is a spacious dual aspect, formal sitting room with lovely wood burning stove, a well appointed kitchen/breakfast room which in turns leads to the separate formal dining room. The principal reception rooms take particular advantage of the stunning views across the gardens to the river Wylfe and enjoy a southwesterly aspect. In addition there is a generous study and a ground floor bathroom.

The first floor accommodation comprising three generous bright and airy bedrooms. There is a useful, sizeable loft





room that could make a super additional bedroom, subject to usual consents.

This glorious home offers ample scope for further enhancement and is perfectly situated for families or professionals alike. It has a rural outlook and position whilst being within easy reach of all major commuter links and highly desirable schools.

Outside

The property is approached via a long tarmac driveway, providing access to the home, paddocks and stable block. There is ample parking for several cars. The gardens and grounds lie predominantly to the rear of the home.

The formal gardens are laid to lawn and interspersed with specimen trees with a post and railed fenced boundary. The gardens gently decline towards the southerly boundary where a small tributary on the river Wylfe can be found. To the northern side of the formal gardens is the excellent paddock with a secure hedged and fenced boundary and a gateway leading through to the stables and hard standing with a fenced yard.

The stables are an excellent size and comprise of two loose boxes and a foaling box, together with a hay/feed store.

There is a lovely paved breakfast area, perfectly positioned to enjoy the endless views across the neighbouring nature reserve and across the valley to Grovely Wood and enjoy the southerly sun.

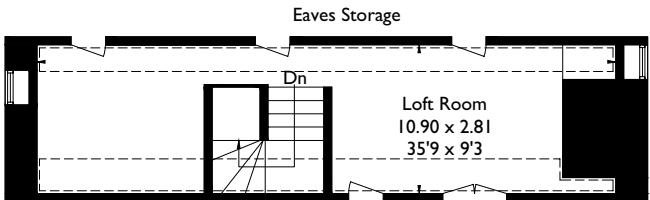


Situation

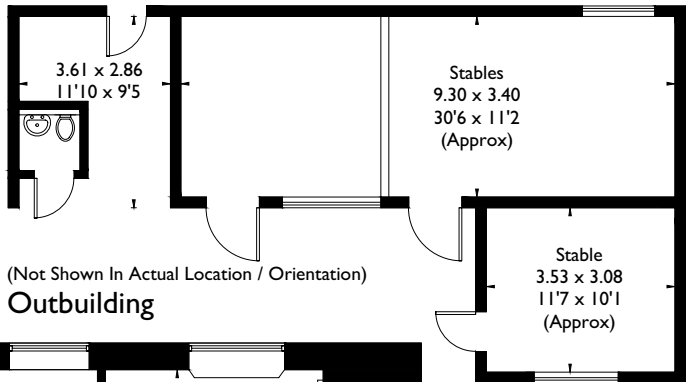
The Old Farmhouse is situated in the beautiful Wylde Valley which lies within the West Wiltshire Downs Area of Outstanding Natural Beauty. Steeple Langford and Hanging Langford form a thriving community along with a private nursery school and a popular public house. Further amenities are available in Wylde to the North West and Great Wishford and Wilton to the South East. There are great commuter links with the A303 being 2 miles away with access to the M25 and M3 to London. Mainline railway services to London Waterloo can be found at Salisbury and to London Paddington from Westbury. 9 miles to the South East is the cathedral city of Salisbury with regionally recognised retail, cultural and educational establishments, as well as a range of award winning restaurants and bars. The property is within a prime position to reach both Bishops Wordsworth's & South Wilts Grammar Schools, and Salisbury Cathedral School, Leaden Hall, Chafyn Grove, Leehurst Swan, Godolphin School and its Preparatory School.



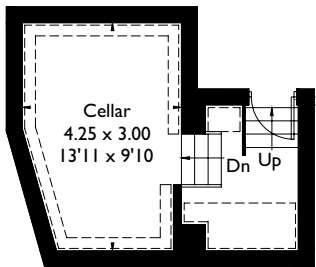
Approximate Gross Internal Area = 160.8 sq m / 1731 sq ft
 Cellar = 18.3 sq m / 197 sq ft
 Loft Room = 30.5 sq m / 328 sq ft
 Total = 209.6 sq m / 2256 sq ft
 (Excluding Outbuilding)



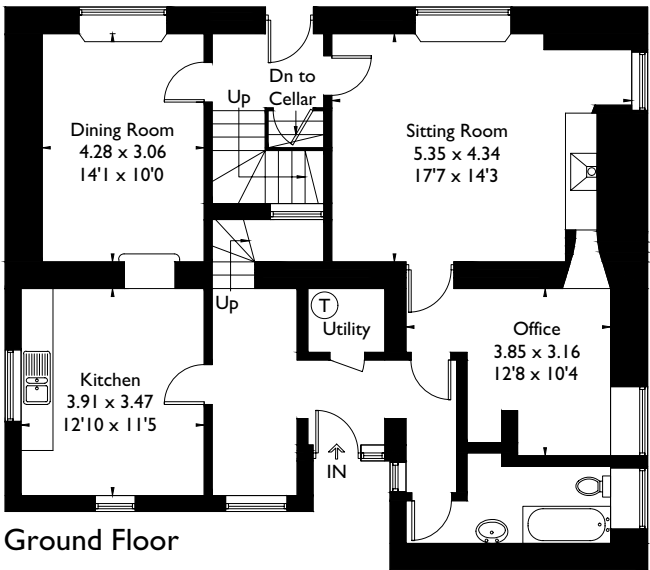
Loft Room



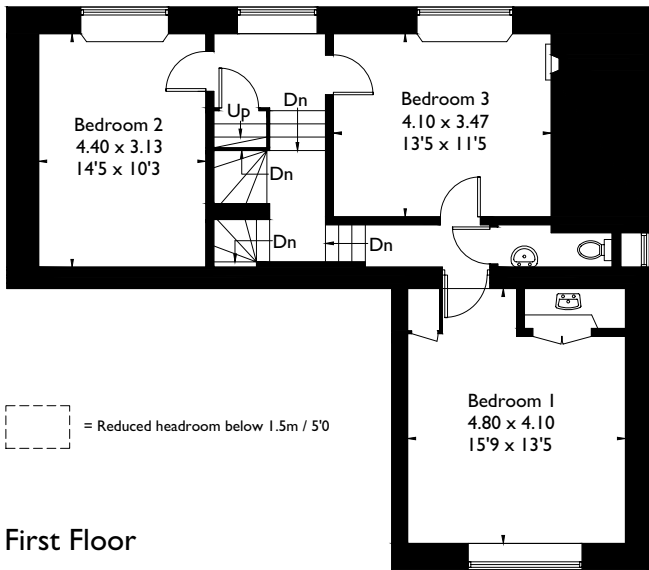
(Not Shown In Actual Location / Orientation)
 Outbuilding



Cellar

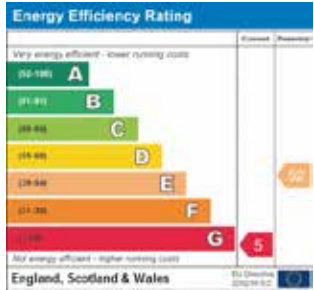


Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0





FOR CLARIFICATION For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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