



LOWER FARM

HIGH STREET, ANSTY, WILTSHIRE SP3 5QF

Boatwrights
Estate Agents





Lower Farm

High Street, Ansty, Wiltshire SP3 5QF

Summary Of Accommodation

- Stunning Grade II Listed Farmhouse
- Breath-Taking Views over the Ansty Coombe
- Over 4300 Sq Ft of Accommodation in the Main Farmhouse
- Further Annexe with Additional Studio
- Kitchen/Dining Room, Plus Four Further Downstairs Rooms
- Five Bedrooms, Three Bathrooms
- Parking for Numerous Vehicles
- Overall Plot of Approximately 2.5 Acres
- No Onward Chain
- EPC: Exempt

The Property

Believed to date back to the 1700s, this once-in-a-lifetime opportunity has come to the market for the first time since the 1970's. Once part of a working farm, it is now a stunning Grade II listed Farmhouse, situated on approximately 2.5 acres, with breath-taking countryside views across the Ansty Coombe.

The main farmhouse, which comprises of over 4300 sq ft of accommodation, full of character and charm throughout, includes, to the ground floor, a welcoming reception hall with fireplace, Kitchen/Dining room, a cosy snug, leading into a large drawing room, both with fireplaces, along with a further reception, where the main stair case is located. In addition there is a further kitchen area, downstairs WC and a utility with further storage areas. To the first floor there are four bedrooms, with Jack and Jill ensuite, plus a further family bathroom, and a spacious landing with plenty of room for furniture. To the first floor there is a further bedroom and a bathroom.

In addition is a further detached annexe, which has been previously let and has its own council tax band. It includes an open plan kitchen living room, with a bedroom and a bathroom above, with a further space that could serve a number of uses. A further entrance provides access to the studio.





Location

The village of Ansty is mainly within the Cranborne Chase conservation area, set within the area of outstanding natural beauty. It sits at the centre of beautiful rolling countryside with extensive walking. The village is steeped in history and has the beautiful 13th century St James Church and the Ansty Maypole, one of the tallest in the country, that could well have been in existence since Saxon times, where May Day has been celebrated every year.

Ansty village is located 2 miles south of the larger village of Tisbury, which has an excellent range of facilities; 7 miles north-east of Shaftesbury (Dorset) and 14 miles south west of the cathedral city of Salisbury. The area is well known for the excellent Chalke Valley History Festival, and exhibitions at Messums Wiltshire (Tisbury), Hauser & Wirth (Bruton) and Hatch House Ballet. There are a number of good local public houses nearby, with the Royal Oak at Swallowcliffe. There are many excellent state and independent schools within easy reach.

Trains: Tisbury (London Waterloo 1hr 45mins), Tisbury (Exeter St Davids 1hr 36mins).

Outside

Externally, Lower Farm really is very special indeed, sat on approximately 2.5 acres, approx. 0.75 of an acre of formal gardens, along with around 1.75 acres of grassed paddocks to the south and west of the property, all benefitting from the most spectacular countryside views over the Ansty Coombe.

As you enter the property, you arrive at a gravelled driveway, providing parking for several vehicles, in which there is easy access to both the main house and the annexe. The main gardens are mainly laid to lawn, with planted borders and an array of trees of different shapes and sizes, along with a small orchard.

The paddocks provide fantastic grazing and privacy, creating a wonderful village lifestyle, and are again bordered by mature hedging.

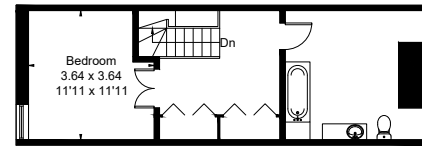
Tenure: Freehold

Services: The property is connected to mains water and electric. Drainage is private. There is oil fired central heating along with several fireplaces.

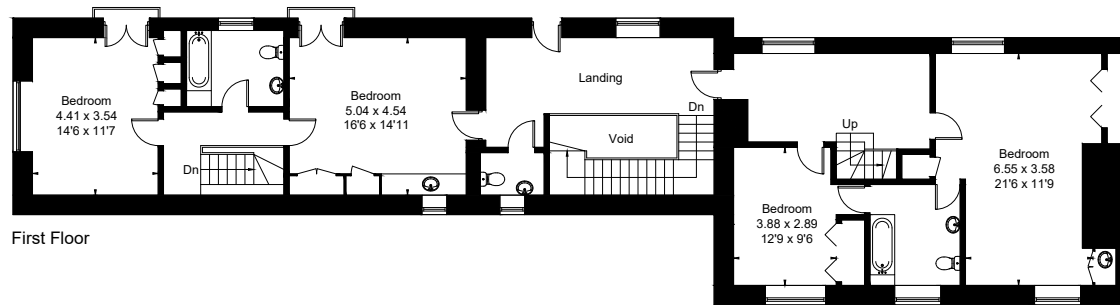
Local Authority: Main Farmhouse: Wiltshire Council, Band G. Annexe: Wiltshire Council, Band A.



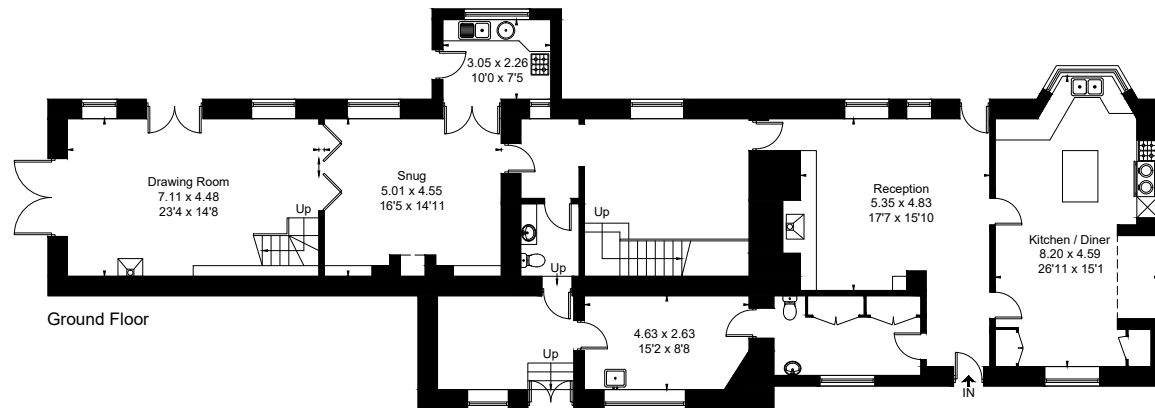
Approximate Floor Area = 400 sq m / 4305 sq ft (Excluding Void)
 Annexe = 60.6 sq m / 652 sq ft
 Outbuildings = 35.8 sq m / 385 sq ft
 Total = 496.4 sq m / 5342 sq ft



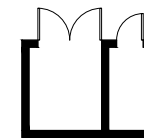
Second Floor



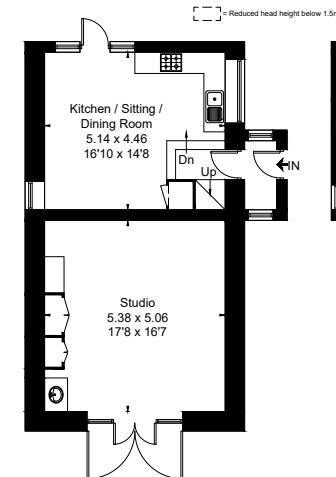
First Floor



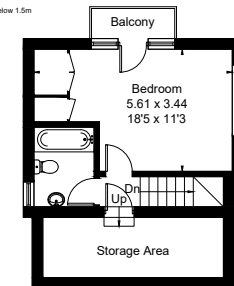
Ground Floor



Storage
 (Not Shown In Actual
 Location / Orientation)



Annexe - Ground Floor
 (Not Shown In Actual Location / Orientation)



Annexe - First Floor



Boatwrights Estate Agents Ltd

Registered in England No. 9514957 High Street Tisbury Wiltshire SP3 6LD

Tel 01747 859359

Email tisbury@boatwrights.co.uk

Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate. DAY MONTH 2019