



**Primrose Farm, Short Lane, Barford St. Martin, Salisbury, Wiltshire,
SP3 4AQ**

**Guide Price £575,000
Freehold**

A delightful Grade II Listed detached cottage, full of character, situated in a quiet location in the heart of the village together with a quarter acre of walled garden and parking.

Description

A delightful detached cottage, full of character, situated in a slightly elevated position, in a quiet location in the heart of the village and believed to date back to the 17th century. Character features include wide oak boarded doors, inglenook fireplace, deep window sills, flagstone flooring and ceiling timbers. The ceiling heights are good and the cottage is set in a lovely plot of about 0.25 acres of walled gardens. On the ground floor there is a small entrance hall, cloakroom, large sitting room with inglenook fireplace, dining room with French doors to the garden and kitchen/breakfast room to the rear. On the first floor there are three bedrooms and a family bathroom. The gardens are a particular feature with cottage garden to the front, large vegetable area to the side and substantial area of lawn with fruit trees to the rear. This is enclosed by brick and stone walls with inset wrought iron gate leading to further area of garden and parking to the rear. The property is grade II listed but full planning permission was previously granted for two storey and single storey extensions to the rear to considerably enlarge the cottage.

The pretty village of Barford St Martin lies in the Nadder Valley, approximately 5 miles to the west of Salisbury, with a church, public house, nursery school and petrol station with convenience store. The thriving market town of Wilton is about 2 miles away, 3 miles west of the historic Cathedral City of Salisbury. Wilton features the beautiful Italianate Church of St Mary & St Nicholas, a comprehensive range of shops and facilities including a local market, baker, Co-op supermarket, coffee shops, doctor's surgery and dentist. Tisbury, also with a mainline station and a good range of daily facilities, is about 7 miles to the west.

Communications in the area are excellent with the A303 about 7 miles to the north providing a link to the M3, M25 and London or the West Country. Salisbury Station offers a mainline service to London Waterloo taking 1.5 hours.

Entrance Hall

Flagstone floor. Doors to sitting and dining rooms.

Sitting Room

Inglenook fireplace with bressumer beam and Villager wood-burner, double cupboard to side, ceiling beams. Door to:

Cloakroom

With low level WC and wash-hand basin.

Dining Room

Fireplace with wood-burner (not in use), French doors to garden. Door to:

Kitchen/Breakfast Room

Triple aspect room, with door to garden. Range of work surfaces with base and wall mounted cupboards and drawers, space and plumbing for dishwasher and washing machine, further appliance space. Inset one and a half bowl ceramic sink unit with mixer tap, space for range cooker, tiled floor, oil fired boiler for heating and hot water.

First floor - Landing

Double airing cupboard with lagged hot water tank and immersion heater, slatted shelving.

Bedroom One

Double aspect room, built-in deep wardrobe with oak door.

Bedroom Two

Wardrobe.

Bedroom Three

Access to roof space.

Bathroom

White suite of panelled bath with mixer taps, low level WC and wash-hand basin. Electric shower and glass screen, extractor fan and part tiled walls.

Outside

To the front is a cottage style garden with gravelled pathways, flowerbeds and shrubs. A timber gate leads through to the rear garden which is a particular feature having a substantial area of lawn with flowerbeds, shrubs and mature fruit trees, large terrace, large vegetable plot with greenhouse, garden shed and further shed housing the oil tank. The whole is enclosed by brick and stone walls with two wrought iron pedestrian gates leading to further area of land with adjacent gravelled parking area to the rear. In all approximately 1/4 of an acre.

Directions

Leave Salisbury on the A36 Wilton Road, proceeding through Wilton and on to the Shaftesbury Road. On reaching Barford St Martin, bear right signposted to Dinton onto the B3089. Go through the pinch point and turn first right into Short Lane. Primrose Farm will be seen on the left hand side. For parking, continue past the cottage and turn immediately left into the continuation of Mount Lane. After 25 metres, there is a gravelled parking area on the left hand side.

Services

Mains water, electricity and drainage are connected to the property. Oil fired central heating is by radiators.

Planning

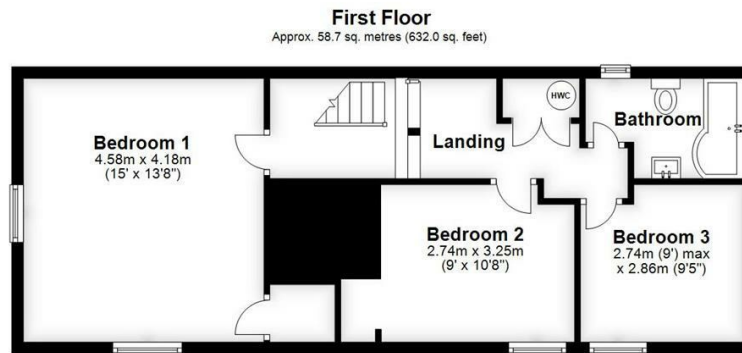
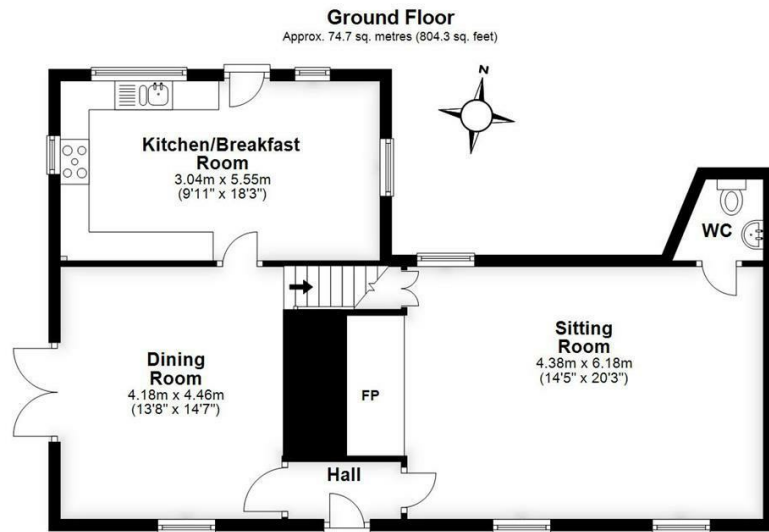
Primrose Farm is Listed Grade II and also lies within the village conservation area and Area of Outstanding Natural Beauty. Full planning permission had been granted under application 16/08222/LBC dated 10th August 2016 for both two storey and single storey rear extensions.

Outgoings

The Council Tax Band is 'F' and the payment for the year 2025/2026 is £3,345.35.

WHAT3WORDS

What3Words reference is: ///incur.nurse.screen



Total area: approx. 133.4 sq. metres (1436.3 sq. feet)



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