

Myddelton&Major

44 Stoke Farthing

BROAD CHALKE



44 Stoke Farthing, Broad Chalke, Wiltshire, SP5 5ED



Tenure: Freehold Size: 1,490 ft² EPC Rating: Exempt (Listed Grade II) Council Tax Band: G



3



3



2



5

Broad Chalke 1 Mile • Salisbury 7 Miles • Shaftesbury 14 Miles • A303 Access 12 Miles

An idyllic Listed Grade II Chalke Valley thatched cottage, with a private south facing aspect, river frontage with fishing rights, and, stunning views over its own land and beyond.

- Charming Grade II Listed Thatched Cottage
- Stunning South Facing Garden in a Private Position
- Circa 50m of River Ebbles Frontage, with Fishing Rights
- Glorious Wiltshire Countryside Views
- Over 1.25 Acres of Gardens and Grounds
- Modern Garage with Conversion Potential (subject to the usual consents)
- Beautiful Period Features
- Highly Sought-After Chalke Valley Location
- Cranbourne Chase Area of Outstanding Natural Beauty
- Stunning Feature Well with Glass Viewing Cover
- Exposed Brick Inglenook Fireplace
- Abundance of Secure, Gated Off-Road Parking

Services - Mains Water and Electricity, Private Drainage.



The Property

44 Stoke Farthing is a gorgeous period Listed Grade II thatched cottage, privately set in breathtaking south-facing gardens and grounds perched in an idyllic position on the bank of the River Ebbles. The property and its grounds have been extended and improved over the years to create an outstanding rural retreat, located in the heart of the Chalke Valley.

The front door opens into an enlarged entrance hall, which doubles as a dining area, with Kashmir slate tiles, stunning views overlooking the garden and an original well set into the slate with a glass viewing cover. The flooring follows into the very well laid out kitchen, again with lovely views out to the garden and space for a breakfast sitting area. Adjacent to the kitchen is a secondary entrance to the property, which is also a utility/boot room, plus a downstairs WC. The inviting sitting room is atmospherically comfortable, with French doors out to the garden and an exposed brick inglenook fireplace with a wood burner style gas stove. Beyond is an attractive home office, accented by several exposed beams, which is currently also utilised as a music room.

On the first floor there are three bedrooms, all of which have fitted storage, and the family bathroom. Of particular note is the principal bedroom, where the storage extends to fit the width of the room, plus an en-suite shower room.







Outside

The property is set within over 1.25 acres of stunning gardens and grounds, with gorgeous countryside views beyond. Historically the curtilage of the property was substantially smaller, with further land having been purchased over the years to include a 0.8 acre paddock with agricultural usage rights, plus off-road parking and a garage. The primary garden is immaculately manicured and beautiful planted, with a number of thoughtfully located designated sitting areas plotted around the gardens so that time can be spent outside whether is dawn, noon or dusk.

At the southernmost point of the plot is a further fenced area, somewhat secluded from the rest of the gardens and grounds, with circa 50 meters of River Ebbles frontage (inclusive of fishing rights), offering a serene setting for excellent chalk stream fishing.

There is a spacious gated driveway at the front of the property, with parking for multiple vehicles. From here is access to the detached double garage, which has boarded overhead storage with drop-down ladder access. It is felt that there is excellent potential for conversion of the garage into an annexe or studio, subject to the necessary consents.



Location

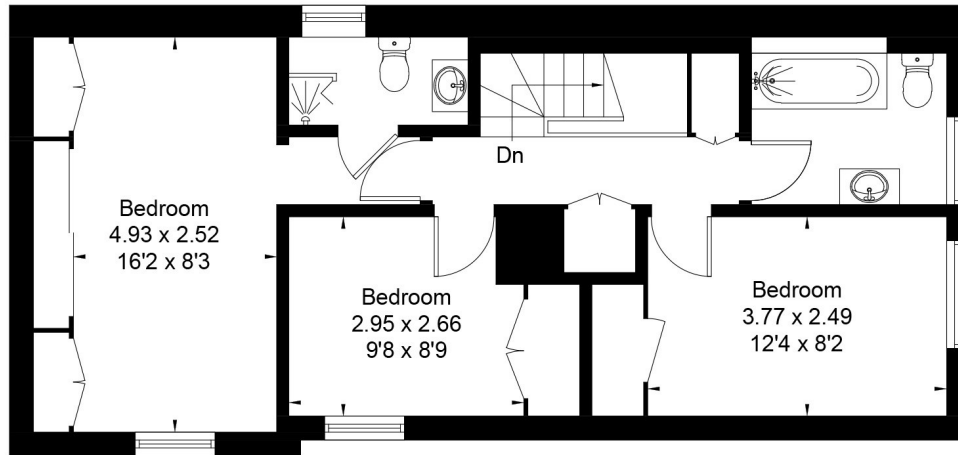
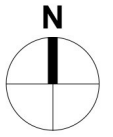
Stoke Farthing is a breathtaking Wiltshire hamlet located within the civil parish of Broad Chalke and Cranborne Chase Area of Outstanding Natural Beauty, perched the eastern outskirts of Broad Chalke village. Situated in the heart of the Chalke Valley, less than 2 miles from the confluence of the River Ebbel and River Chalke, Stoke Farthing is surrounded by some of the most attractive and unspoilt countryside in the county.

Broad Chalke is an extremely popular and well-known village, noted for its watercress river beds, chalk streams and tranquil lifestyle. The village is home to a 13th century church, doctors surgery, active village hall, public house, village store & post office, sports centre and a highly regarded primary school. Further amenities are available in the nearby villages of Fovant, Coombe Bissett and Sixpenny Handley.



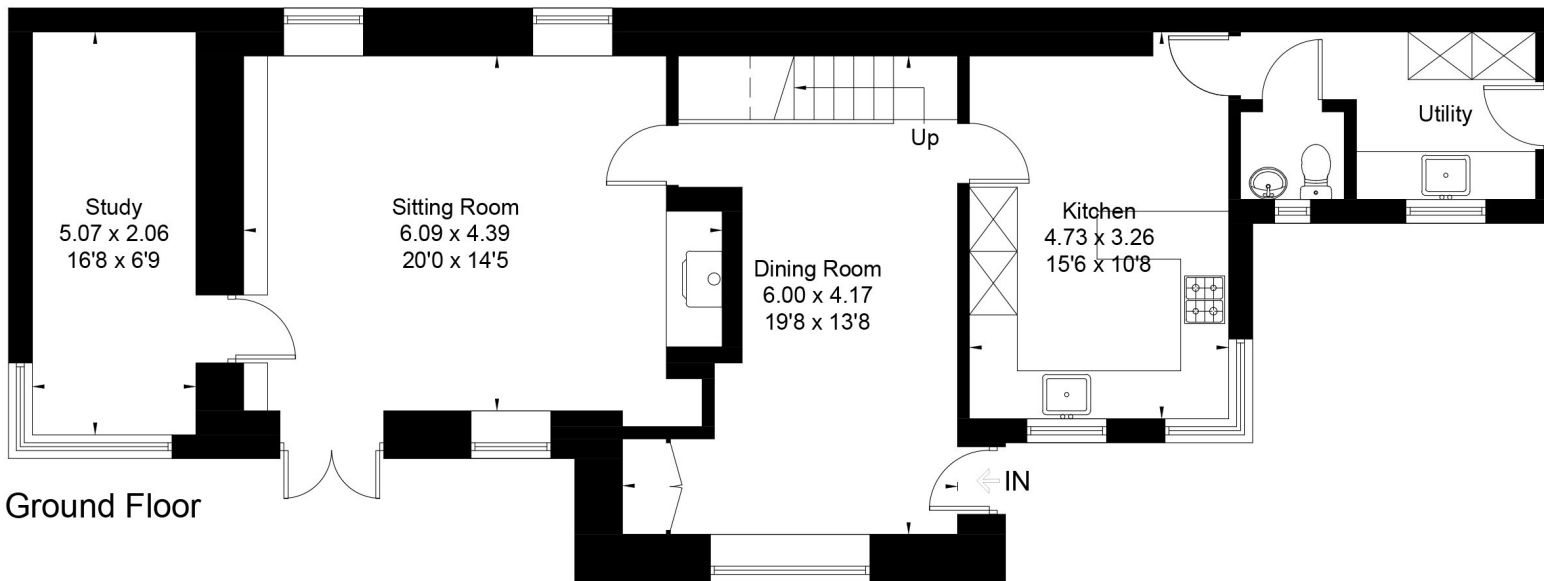


Approximate Area = 138.4 sq m / 1490 sq ft
 Garage = 28.9 sq m / 311 sq ft
 Total = 167.3 sq m / 1801 sq ft
 Including Limited Use Area (1.4 sq m / 15 sq ft)

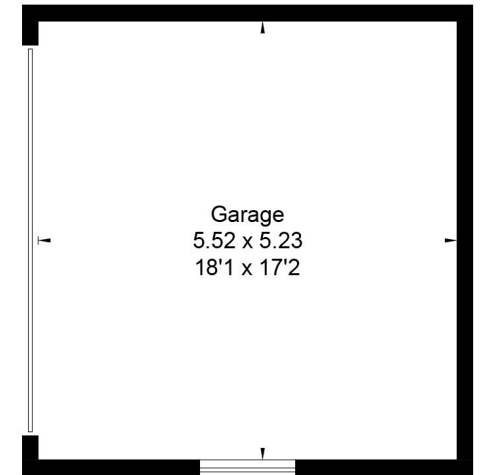


First Floor

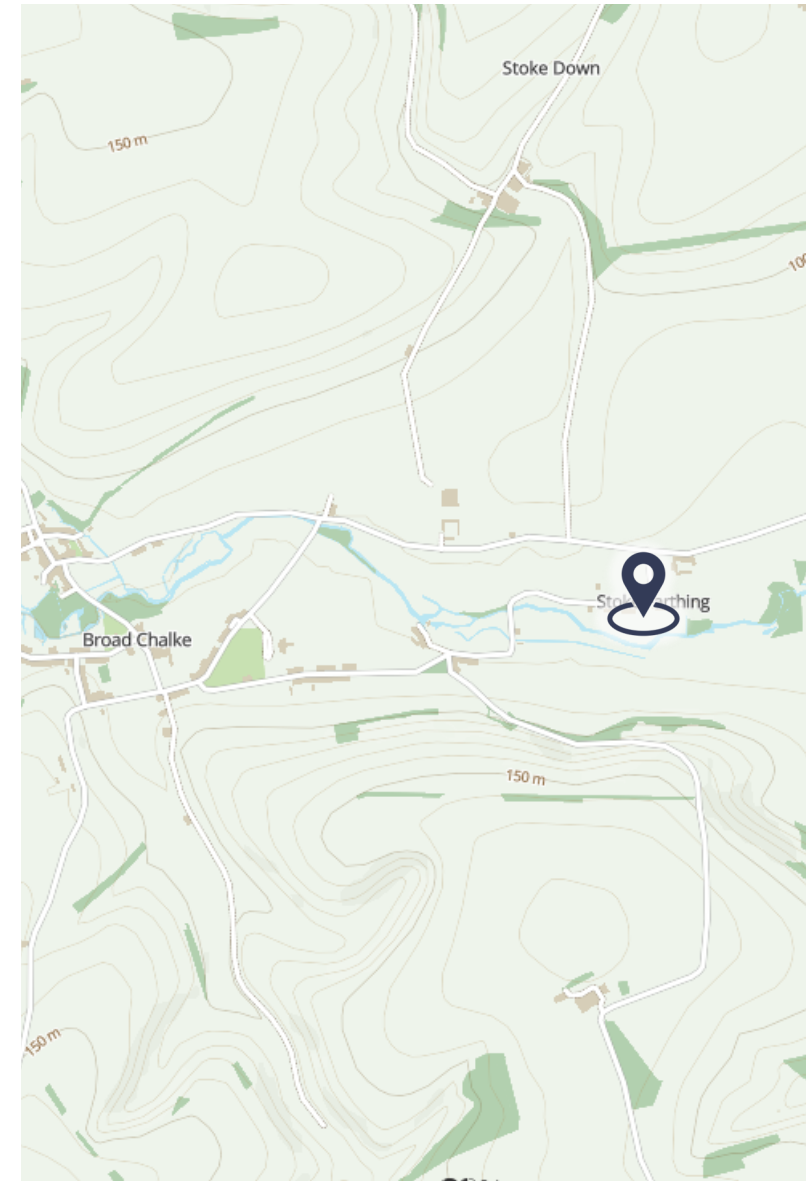
[Dashed box symbol] = Reduced head height below 1.5m



Ground Floor



(Not Shown In Actual Location / Orientation)



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