

# Myddelton & Major



Court Farmhouse

WYLYE









## Court Farmhouse, Wylve, Wiltshire, BA120RF.

- Georgian Architecture
- Listed Grade II
- Professional Interior Design
- Approximately 1 Acre Gardens
- Everhot 150 Ranger Cooker
- 5 Bedrooms, 2 Bathrooms
- 4 Receptions
- Countryside Views
- Edge of Village
- Outbuildings

### The Property

Court Farmhouse is a stunning five bedroom Georgian country retreat constructed from a mixture of exceptional local vernaculars, Chilmark stone and chalk stone with a slate roof. Set on the edge of the village, the house and its grounds are exceptional with meticulous presentation and well thought out interior design and styling throughout. This is a truly impressive and wonderful home.

Typical for the period, the main reception rooms of the dining room and drawing room are to the left and the right of the front door with the magnificent principal staircase leading straight up to the first floor from the hall.

Court Farmhouse really spoils you with are a multitude of wonderful period features such as large shuttered sash windows, (featuring virtually invisible secondary glazing) high skirting boards, bespoke coving, marble fire surrounds, timber panelling and high ceilings on both floors to name but a few.

The subject of a recent program of refurbishment carried out mainly by renowned country house builders Mouldings, includes, a stunning kitchen designed to perfectly mix traditional with contemporary design and includes a pantry, quartz work surfaces, flagstone flooring, a refurbished period dresser, island worksurface with breakfast bar and a stunning Everhot 150.

Additional ground floor rooms include; a large study with double French doors leading out to the terrace, an informal sitting room, a large and very well planned bootroom and a WC.

Two staircases lead to the first floor which accommodates five double bedrooms, the principal of which is of particular note and two very well appointed bathrooms, the largest of which is absolutely stunning and dressed in Italian marble. There is further scope to improve.

An elegant and beautifully presented, Grade II listed, Georgian farmhouse set in approximately one acre of private gardens and with beautiful open countryside views.

Tenure: Freehold

Size: 3548 ft<sup>2</sup>

EPC Rating: Listed G2

Council Tax Band: G



5



4



2



10

Services - Mains Water, Electricity and Drainage. Oil fired central Heating. Ofcom suggests Broadband speeds of 80mbps

Salisbury 12.5 Miles

• Sherbourne 32 Miles

• Bath 29 Miles

• Wilton 9 Miles





















## Outside

Court Farmhouse is approached from the lane via remote controlled electric gates accessing a large gravel drive with parking for multiple vehicles. The grounds amount to just over an acre and comprise of a log and stone store and a good sized stone and timber outbuilding which is currently split into storage for garden machinery, the oil tank and a large games room. There is a stone terrace to the Eastern side of the house perfect for entertaining. The main part of the garden is laid to a flat lawn with a sunken trampoline, there is a small kitchen garden with productive raised beds and a greenhouse. The views are open and stunning all around the plot. There is a dedicated electric car charger fitted to the rear of the house in addition to a number of outside electric points including in the greenhouse.

## Location

Wylve is a beautiful and thriving Wilshire village with many attractive period buildings , St Marys Church a village shop/post office and thriving local pub, The Bell which serves excellent food and has its own micro brewery. The Wylve river meanders past the northern edge of the village. The village hall is well used with regular Pilates, Playgroup, Karate, coffee mornings, a singing club and Morris dancing. Communication links are excellent with the A303 and A36 close by with easy access to Salisbury, the north, east and west. The surrounding countryside of the Wylve valley is an AONB and absolutely glorious, especially in summer.

There are a number of good schools locally both private and state which include; Bishops Grammar School, South Wilts Grammar School, Warminster, Dauntseys, Marlborough College, Millfield, Godolphin, St Marys Calne, Sherborne, Bryanston, Port Regis, Salisbury Cathedral School and Chafyn Grove.

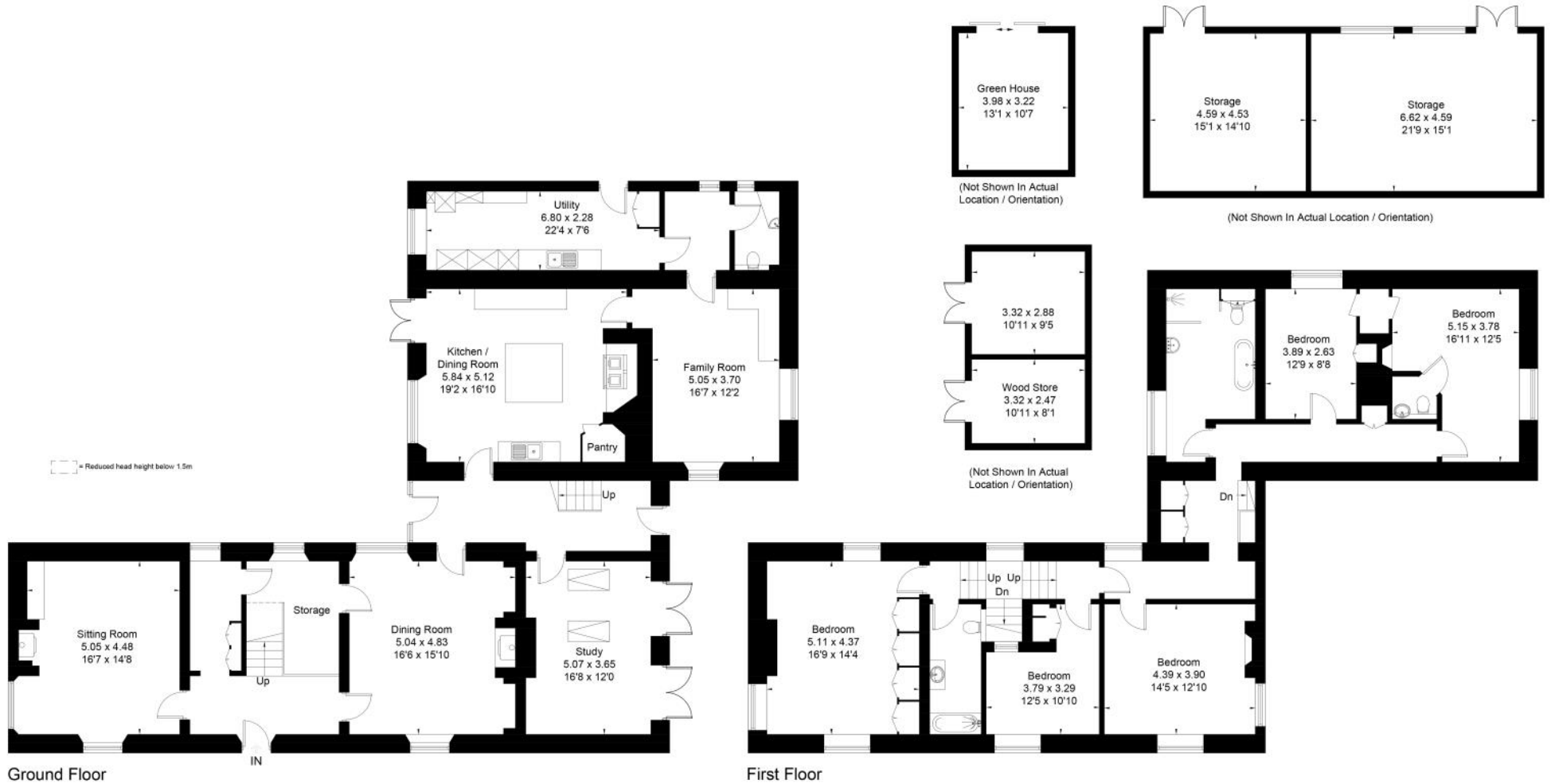








Approximate Floor Area = 329.6 sq m / 3548 sq ft  
 Outbuilding = 82.1 sq m / 884 sq ft  
 Total = 411.7 sq m / 4432 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #68940





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