

Knighton Farm
Durrington

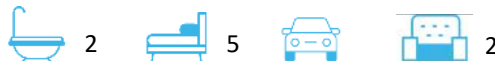




A five bedroom farmhouse with garden and extensive outbuildings and barns, set in 17.5 acres

Knighton Farm, Netheravon Road,
Durrington, SP4 8AT

Guide Price:
£1,100,000



- Unlisted 5 bedroom farmhouse
- Beautiful period features
- Mature gardens
- Over 10,000 sq ft of barns and outbuildings
- Set in approx. 17.5 acres
- Lot 2 - detached 3 bedroom cottage £450,000
- Ring-fenced land holding
- Ample Parking

Knighton Farm—Summary

The owners have lived at Knighton Farm since 1997, initially as tenants and more recently as owners. A huge part of the attraction of Knighton Farm is the ring-fenced nature of its land, the lovely views and the position of the farmhouse itself, which stands at the heart of the holding. Approx. 30 years ago a previous owner ran the property as an equestrian yard, with extensive facilities that are now in need of repair and updating. A detached cottage at the head of the driveway (let out on an Assured Shorthold Tenancy) is available to purchase by separate negotiation.

Main House

Although hard to corroborate, the original part of Knighton Farmhouse is thought to date back to approx. 1600, with later additions in about 1820. Constructed of brick, flint and chalk under a tiled roof, the house is not listed and offers accommodation across three floors.

The entrance hall leads into the two main reception rooms, the sitting room and family room, both with open fires and views out over the front garden. The kitchen has a 4-oven Aga and central island, with fitted dresser and space for a dining table to one end. A door leads out to the rear courtyard, with a covered veranda providing access to the pantry, home office and stores. The boot room (with side door to the courtyard), laundry room and downstairs cloakroom are all accessed off the kitchen.

Stairs lead from the entrance hall to a half-landing with a double bedroom and ensuite bathroom just off. There is also a large family bathroom, with large linen cupboard storage, which serves the remaining four bedrooms on the first and second floors.

Services - Mains water and electricity. Private drainage (septic tank). 24 solar PV panels. Oil-fired central heating. Broadband.

Tenure

Freehold

EPC Rating

Main House: F (33)
Lot 2 Cottage: D (63)

Outgoings

Knighton Farm: Band H
Lot 2 Cottage: Band D

Size

3,455 sqft (Farmhouse)
1,130 sqft (Cottage)











Lot 2—The Cottage £450,000

Known as Knighton Farm Cottage, the cottage is independent and extends to about 1,130sq ft, with a sitting room, kitchen/dining room, three bedrooms and a bathroom.

It has a private garden and off-street parking. In all about 0.14 acre.

Please note that the cottage is available by separate negotiation but no sale of the cottage will be considered until the main property is sold.





Outside

The farmhouse stands almost centrally within the 17.5 acres that encircle the house. The gardens then wrap around the farmhouse, providing areas of lawn, kitchen garden, orchard and terraces, from which to enjoy relaxing and outdoor eating. There is a lovely enclosed garden courtyard to the rear, secure and perfect for dogs and safe play for small children.

Historically the property has long been enjoyed by the family for equestrian use, with the majority of the land down to pasture and grazing. An outdoor riding arena lies beyond the yard of stables and barns to the south.

Location

Knighton Farm stands in a rural position to the north of Durrington, surrounded by its own land. Netheravon (2.3 miles) has a popular pub, a primary school, village shop/Post Office, a community library, artisan café and interiors shop, hairdresser, active village hall, a service garage and a local brewery. There is a leisure centre with swimming pool in Durrington (less than 1 mile), whilst Amesbury, about 3 miles to the south, offers a wide range of further day-to-day amenities and the beautiful Cathedral city of Salisbury (10 miles) offers a wide selection of shops, restaurants, arts and recreational facilities.

Trains from nearby Grateley (10 miles) run to London Waterloo, with a journey time of approximately 70 minutes. From Pewsey (11.9 miles), trains to London Paddington take approximately 50 minutes. The A303 provides access to the south west and London via the M3.

Racing is available at Salisbury Racecourse and Wincanton and golf is at Tidworth, Upavon and High Post. This area is renowned for its fishing on the River Avon, Test and outlying chalk streams.

There is a wide selection of both state and private schools in the area, including Dauntseys, Marlborough, Warminster School, Salisbury Cathedral School, Chafyn Grove and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools.









Outbuildings

Supporting the farmhouse is a brick-built coach house, with a number of stores and a home office above. There is also a garage and the extensive yard of barns and stables.

In its heyday, the property was enjoyed and used by the family as a significant domestic-scale equestrian facility; the large yard lies to the south of the farmhouse and comprises a range of machinery barns, stores and approximately 16 stables. Please note that whilst the structure of the yard is in place, many of the buildings require repair and improvement.



Approximate Floor Area (Including Reduced Headroom / Excluding Eaves)

321.0 sq m / 3455 sq ft

Cottage = 105.0 sq m / 1130 sq ft

Coach House = 52.0 sq m / 559 sq ft

Granary = 24.0 sq m / 258 sq ft

Total = 502.0 sq m / 5402 sq ft



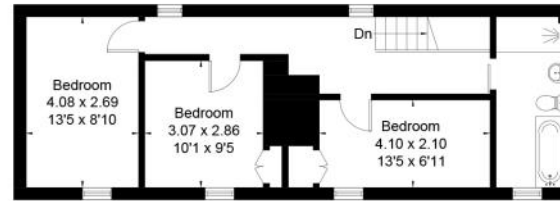
= Reduced head height below 1.5m



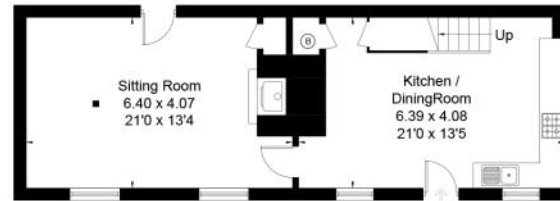
Ground Floor



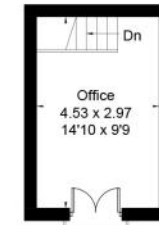
Granary
(Not Shown In Actual
Location / Orientation)



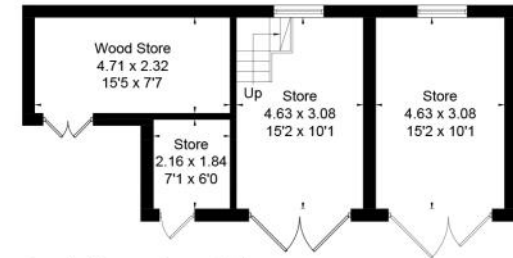
Cottage First Floor



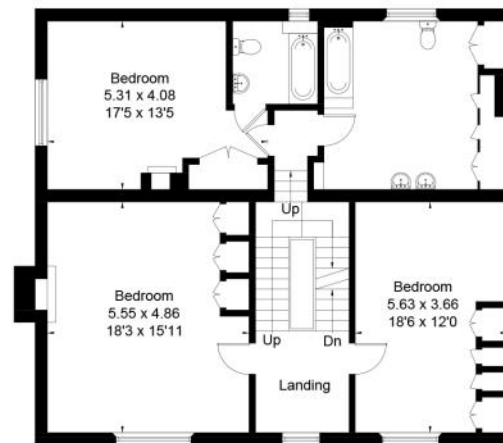
Cottage Ground Floor
(Not Shown In Actual Location / Orientation)



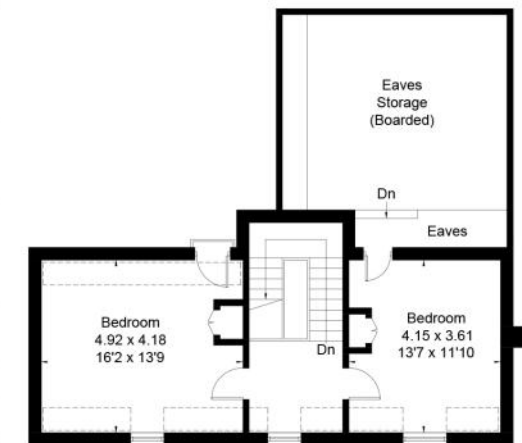
Coach House First Floor



Coach House Ground Floor
(Not Shown In Actual Location / Orientation)



First Floor



Second Floor



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