



Arundell Farmhouse, Donhead St. Andrew, Wiltshire



A 19th century farmhouse in a country setting with outbuildings, requiring full refurbishment.

Summary of accommodation

Arundell Farmhouse, Garden & Outbuildings (Lot 1)

Entrance hall | Inner hall | Sitting room | Dining room | Office

Kitchen/breakfast room | Boot room | Shower room | Laundry

Suite of three large cellars

Principal bedroom with adjacent dressing room | Guest bedroom

Four further double bedrooms | Single bedroom | Family bathroom | Separate WC

Four attic double bedrooms | Two attic box rooms

Parking | Former brewhouse | Log store | Greenhouse | Garden

1.07 acres (0.43 hectare)

Cottage, Barns & Agricultural Buildings (Lot 2)

Workshop | Former agricultural worker's cottage | Coach house

Store with hayloft above | Double threshing barn | Further modern barn

Grain store with lean-to shelter

Plot size 1.13 acres (0.46 hectare)

Agricultural Land (Lot 3)

32.86 acres (13.29 hectares) of pasture land in three enclosures

In all about 35.06 acres (14.18 hectares)



11



2



3



35.06
acres

EPC
F





Distances

Ludwell 1.5 miles, Donhead St. Andrew 1.6 miles, Shaftesbury town centre 4.6 miles
Tisbury station (Waterloo 1 hour 50 minutes) 4.6 miles, Gillingham 9 miles
A303 9 miles, Salisbury 16 miles, Bournemouth Airport 28 miles.
(Distances and time approximate).

Location

Situated within the Cranbourne Chase AONB, Arundell Farmhouse is midway between the villages of Donhead St. Andrew and Ludwell, surrounded by unspoilt, gently rolling countryside. The former has a church and village hall and the highly regarded Forester Inn and the latter also has an excellent village shop/post office, pub, farm shop and an award-winning butcher. Tisbury and Shaftesbury can both be reached in a few minutes by car and have extensive amenities including good local shops. Shaftesbury offers a choice of supermarkets and there is an excellent Waitrose in the neighbouring town of Gillingham. For wider requirements Salisbury and Bath are both within a reasonable distance. There is a wide choice of schooling locally both from the independent and state sectors. Independent schools including Sandroyd, Port Regis, Clayesmore, Hanford, Bryanston and the Sherborne schools are all within a 20-mile radius. Transport links are good with a regular, fast rail service to Waterloo from Tisbury (12 minutes) and Bournemouth Airport is only about 45 minutes away.



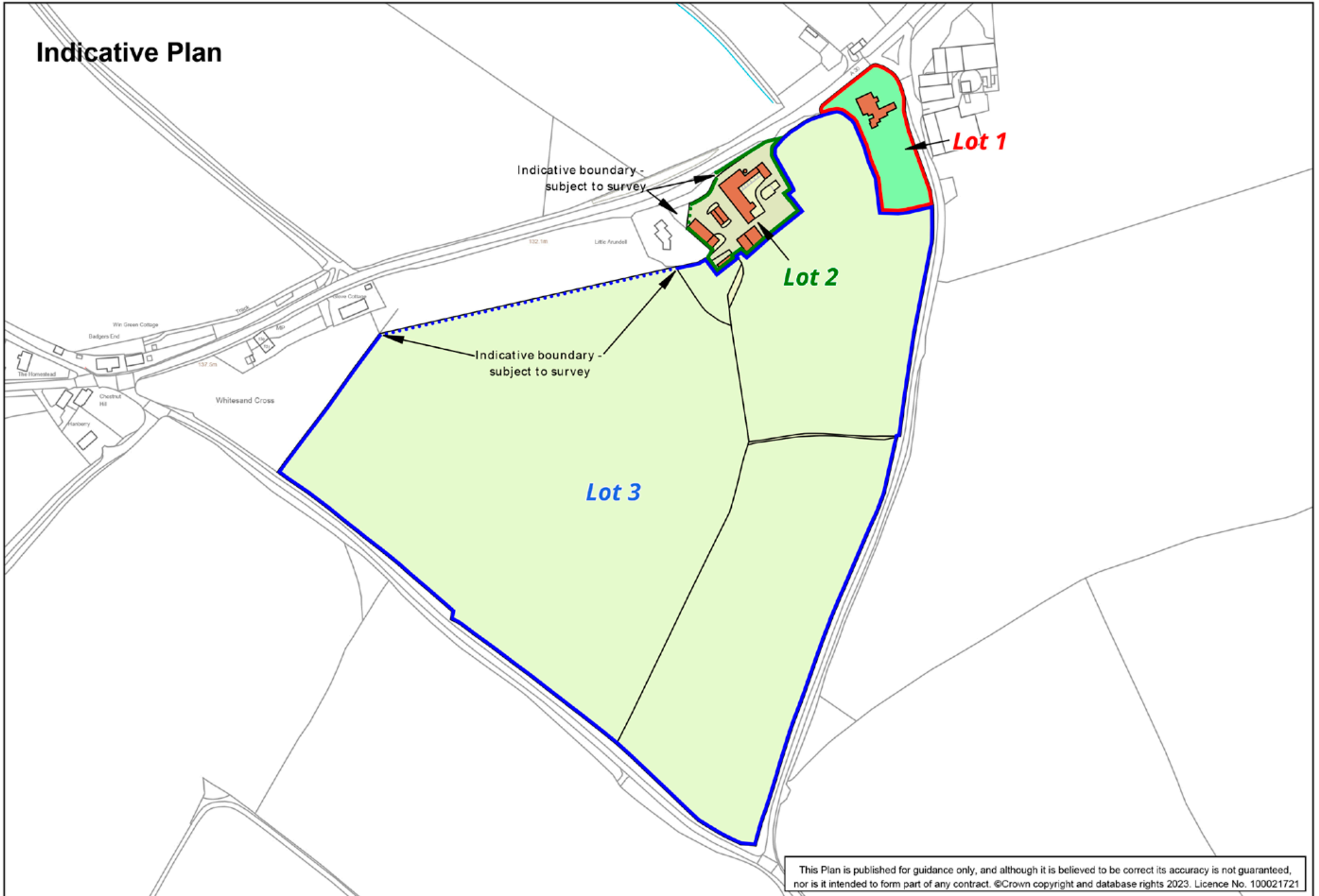
Arundell House, Garden & Outbuildings (Lot 1)

Arundell Farmhouse started life as a 19th century coaching inn named The Glove Inn serving travellers on the principal route between Salisbury and Shaftesbury. Used as a farmhouse from the Victorian era to the present, it belonged to the Wardour Estate and is a lovely example of Georgian architecture, with a classic square plan design of two storeys above an impressive suite of cellars. The house is built of green sandstone and red brick, with a pedimented front porch supported on stone columns and 16 and 18-pane sash windows that optimise the levels of natural light inside. It was subsequently used as a farmhouse at the centre of a 700-acre beef and sheep farm until it was bought by the resident tenant farmer when the estate was sold off in 1946 and has been occupied by the same family ever since. Apart from ongoing maintenance little has been done to the house in the intervening period and it now needs refurbishing. The house is Grade II listed and has retained many original fittings including six-panel doors, timber and flagstone floors, fireplaces, working shutters and picture rails. The house also has a rear service wing incorporating the house's original kitchen, complete with a cooking range and large Welsh dresser, a laundry room equipped with a double copper and bread oven plus a brewhouse and timber store. The house has four good-sized reception rooms, one of which is used as an office and another serves as the kitchen, along with a suite of very impressive cellars beneath. The first floor contains seven bedrooms and there are four further double rooms in the attics. The house sits back from the passing road behind tall, mature hedging in a garden of about an acre. The original drive has been grassed over but has retained two front entrances to allow for the easy passage of a mail coach pulled by six horses.





Indicative Plan



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Cottage, Barn & Agricultural Buildings (Lot 2)

About 80 yards from the house is a collection of buildings comprising an L-shaped range of period, stone-built farm buildings, a former grain dryer and a timber granary with a lean-to shelter plus the footprints of other pre-existing buildings encompassing a stockyard. One side of the L-shaped range comprises a central coach house flanked on one side by a farm worker's cottage and on the other by a store and hayloft. Attached on one side of the cottage is a large stone-built workshop. The other side of the range incorporates a double threshing barn. Adjacent to the threshing barn are a timber-built grain store, that served as Land Girl accommodation during WWII, with a lean to store and a further modern barn used for drying grain. The cottage

and grain store were originally used for domestic living. However, none of the buildings in Lot 2 are offered for sale with development consent.

Agricultural Land (Lot 3)

Behind the house and associated buildings are about 30 acres of grazing land divided into three enclosures, known as Home Meadow, Lushes Ground and Barn Ground. All three are enclosed by stock-proof fencing and are equipped with mains-fed water troughs.

Property Information

Tenure: Freehold.

Services: Mains water & electricity. Private drainage. Night storage heaters. Solid fuel AGA. Bottled gas.

Local Authority & Council Tax Band: Wiltshire Council (www.wiltshire.gov.uk).

Tax Band G.

Directions (Postcode SP7 9LL)

From the Royal Chase Roundabout on the southern edge of Shaftesbury, take the A30 exit towards Salisbury. Drive for just under four miles and the driveway entrance to the property will be found on the right just before the road starts to rise up a hill.

Approximate Gross Internal Floor Area

Main House: 661 sq.m / 7,113 sq.ft

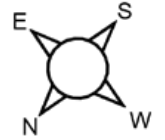
Granary: 60 sq.m / 648 sq.ft

Outbuilding: 757 sq.m / 8,153 sq.ft

Stables: 50 sq.m / 543 sq.ft

Workshops: 117 sq.m / 1,257 sq.ft

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Knight Frank
 15 Cheap Street
 Sherborne
 DT9 3PU
knightfrank.co.uk

I would be delighted to tell you more

Luke Pender-Cudlip
 01935 810062
luke.pender-cudlip@knightfrank.com



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