

Symonds
& Sampson

Manor Farm House & Barns (WHOLE)

Chicklade, Hindon, Wiltshire

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Chicklade
Hindon
Wiltshire SP3 5SU

An attractive and substantial period stone farmhouse requiring modernising with walled garden and orchard in about 1.5 acres, and a range of traditional stone and brick barns with potential for a variety of uses. In all about 2.16 acres. Available as a whole or in lots.



- Period stone farmhouse of about 3300 sq ft.
 - 6 bedrooms over 3 floors
 - In need of modernisation throughout
- South facing walled garden & orchard to the rear
- Range of traditional barns with scope for variety of uses
- Excellent A303 location for commercial purposes
 - Income potential from barns
 - No onward chain
- Available as a whole or in lots

Guide Price **£945,000**

Freehold

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THE DWELLING

Manor Farm House is a period stone house with an attractive south-facing front facade. The principal reception rooms have high ceilings, large windows and lovely proportions with good kitchen and utility space to the rear. There are three large bedrooms on the first floor to the front with a bathroom and single bedroom to the rear and two further bedrooms and a large playroom on the second floor. There are some attractive features such as large windows with shutters, fireplaces and wooden floors but the house does now require a significant programme of modernisation but provides an ideal opportunity for an incoming buyer to put their own stamp on it and create a superb family home.

ACCOMMODATION

See floor plan but in brief:

Cellar

Ground floor - Sitting room, dining room, family room, kitchen/breakfast room utility room, rear hall, shower room, store.

First floor - 3 double bedrooms, single bedroom, bathroom.

Second floor - 2 bedrooms, playroom.

OUTSIDE

The property is approached via a drive and wooden five-bar gate to an area of parking for a number of cars. The attractive walled garden is large and to the south and west of the house, wrapping around to the rear. A gate in the rear wall gives access to the orchard. The house stands in outside space of garden, drive and orchard measuring about 1.5 acres.

To the north east of the house are two traditional barns - a stone and timber clad barn and brick built former stables.





BARN 1

A stone and timber clad barn under a pitched tiled roof measuring about 1263 sq ft internally with full height double wooden doors, window in the eastern gable end and attractive exposed wall and roof timbers. There is a further store and two bay carport adjoining the western end. The barn is currently used for storage but has tremendous potential for a number of alternative uses subject to any necessary consents. Power and light connected.

BARN 2

A red brick former stable block under a pitched tiled roof measuring 1277 sq ft internally over two floors. The space



is currently divided into office/workshop with a kitchen area and WC accessed via a wooden door and a pair of double wooden doors opens to a storage area. An external staircase to the rear leads to the first floor which would make a super airbnb subject to the necessary consents. Planning Permission was granted a number of years ago for the conversion of redundant stable block to B1 small business units. Current rateable value 1st April 2023 to present £5,800. Power, light and water connected.

The barns stand in an area measuring just under half an acre with plenty of space to the rear and ample parking for several vehicles.

BARN 3

A stone and brick barn under a pitched tiled roof measuring about 65' x 20' or 1458 sq ft over the ground floor. There is a kitchen area and WC. The barn has high vehicle access via a full height roller door, a pair of double wooden doors and a personnel door and has been recently let out as a joiner's workshop. Power, light and water connected. The barn stands in 0.23 acres with ample parking for a number of vehicles. The barns have an entrance on to the A303 and each has ample parking giving excellent accessibility and connectivity to other road networks.



Promap

SITUATION

Chicklade itself is linear and about a mile away from the larger village of Hindon which has a Post Office, Church, Doctors Surgery, Primary School, two Pubs and Nursery School. The Cathedral city of Salisbury is approximately 17 miles and has a wide range of cultural and shopping facilities, secondary schools and a railway station with links to London Waterloo and the West Country. Tisbury station just 4 ½ miles away is on the same line.

LOTING

Manor Farm House and Barns is offered for sale as a whole or in lots as follows:

Lot 1 Manor Farm House, walled garden, orchard and about 1.5 acres - £595,000

Lot 2 Stone and timber clad barn and former brick stable block in about 0.44 acres - £200,000

Lot 3 Stone and brick barn in about 0.23 acres £150,000

DIRECTIONS

What3words:///stood.tangent.spirit

SERVICES

Mains water and electricity are connected to the property. Private drainage. Oil fired central heating system.



MATERIAL INFORMATION

Standard & ultrafast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

(Ofcom <https://www.ofcom.org.uk>)

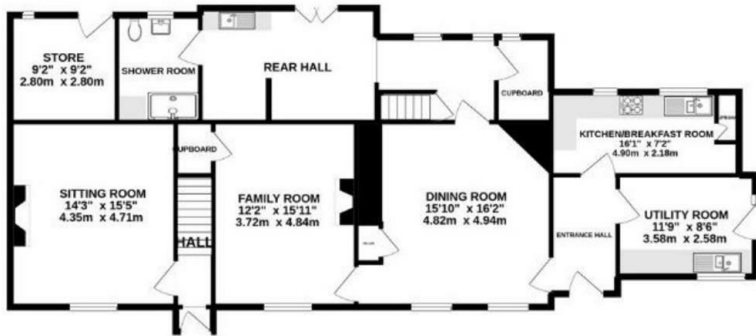
Council Tax Band: G

Restrictive Covenants: TBC

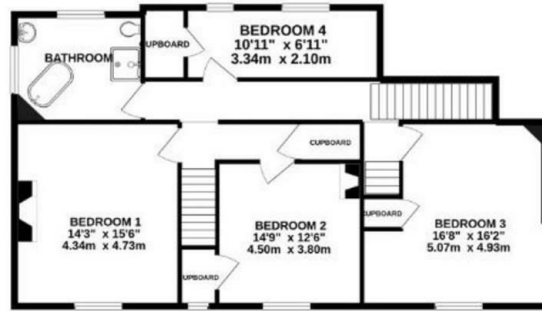
Agents Notes: TBC

Rights of Way: TBC

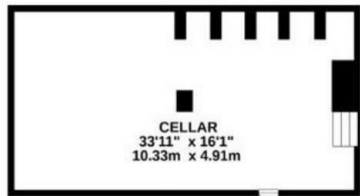
Manor Farmhouse, Chicklade, SP3 5SU



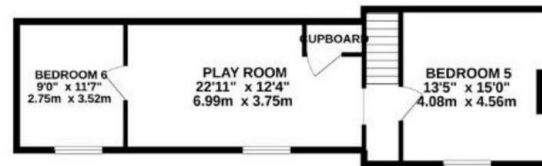
Ground Floor



First Floor

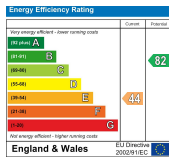


Basement



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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