



# South Farm

Norton Bavant, Wiltshire, BA12 7BB

## 4/5 Bedroom Detached Farmhouse

A substantial four/five bedroom detached farmhouse with large garden and garage. Set in a wonderful rural location with stunning views across open countryside.

**£2350 per calendar month Available from 13 July 2024**

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**South Farm House,  
Norton Bavant,  
Wiltshire  
BA12 7BB**

### Description & Location

South Farm is a substantial 4/5 bedroom farmhouse with a large garden and garage. The property is located in the beautiful rural village of Norton Bavant. The village is approximately two miles to the east of Warminster off the A36 Salisbury to Bath road. The A303 nearby offers good links to London and Exeter.

The property is located in the unspoilt village of Norton Bavant, in the beautiful Wylve Valley. The market town of Warminster is approximately 2 miles with a range of shops, supermarkets and a train station with direct access to Salisbury, Bath and Bristol. A range of private and public schools in the area such as Warminster, Daunstey's, Kingdown and Sutton Veny Primary are also within easy reach.

### Accommodation

#### Ground Floor:

LARGE FARMHOUSE KITCHEN – With ample fitted units, two ovens and a hob and plenty of space for a table  
WALK IN PANTRY - With shelving and a sink  
FORMAL DINING ROOM – Very good-sized room with a feature fireplace and space for a large table  
FULL LENGTH DRAWING ROOM – An extremely spacious room with working fireplace and French doors opening out on to the garden  
PLAYROOM/STUDY – Good sized room with plenty of space for a home office set up  
CLOAKROOM/BOOTROOM – With wash-hand basin and WC.  
SEPARATE UTILITY ROOM – With fitted sink and space for a washing machine/drawer. Door leading out to back garden.

#### First Floor:

BEDROOM 1 – Large double with en suite bathroom comprising WC, shower, bath and sink  
BEDROOM 2 – Double bedroom, sharing the en suite bathroom with bedroom 1  
BEDROOM 3 – Large double bedroom with views to the front across open countryside  
BEDROOM 4 - Double - leads through to bedroom 5  
BEDROOM 5 – Double room  
FAMILY BATHROOM – A good sized bathroom comprising bath, wash hand basin and WC.

#### Outside:

There is a large mature garden to the rear mainly laid to lawn. To the side of the property is a large garage with electric doors. There is additional parking available.

### Utilities

The property benefits from oil central fired heating, mains electric, water and drainage.

Ofcom indicates there is Ultrafast fibre broadband (upto 1000 Mbps) available to the property and good mobile signal from the main providers externally. Intending tenants to satisfy themselves with broadband and mobile services.

### Council Tax

Band G (Wiltshire County Council)

### Pets

Pets by negotiation.

### Terms

The rent is £2350 per calendar month, payable monthly in advance, exclusive of council tax and all utilities.

A holding deposit of £642 is payable to secure the property (see further details and conditions in our fee summary) and £2710 is payable as a security deposit.

The property is available to let on a minimum 12 month basis.

### Photographs



### Viewings

Strictly by prior appointment through Fowler Fortescue.

### Availability

The property is available from 13 July 2024

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.