



HOOPERS FARM BARN, HIGH STREET, TILSHEAD, SALISBURY SP3 4RZ

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



**HOOPERS FARM BARN, HIGH STREET, TILSHEAD, SALISBURY SP3 4RZ
PRICE GUIDE: £875,000**

Here we have a wonderful opportunity to purchase a former detached barn with planning consent for conversion to a family home along with an existing substantial detached garage block with three bays, a store/workshop and a games room/converted attic over which was constructed as part of the same consent granted by Salisbury District Council in 1989. In addition is a former tack room which has already been converted (under a separate consent) in to a lovely two bedroom detached 'holiday' cottage which has disabled access.



And, there are five mobile stables; one block of two located in the yard by the barn and one block of three located in the field, with one of the stables in use as a tack room/store. The buildings total approximately 3821 sqft.

The site (within the conservation area) is positioned at the rear of Hoopers Farm which is located in the heart of the rural Wiltshire village of Tilshead, access will be from the rear to a private drive via Candown Road and Imber Place.

The whole site area including the drive, garden and paddock will extend to about 1.5 acres.

Appointments to view the site and buildings is strictly by appointment with the selling agents, Baxters Property & Land Agents (01722) 238711.

LOCATION: Tilshead is located in Salisbury Plain, some 20 miles north west of the cathedral city of Salisbury. Neighbouring settlements include Shrewton, Devizes and Warminster. Within the village is a Public House, primary and nursery schools, two churches, village hall and a local service station incorporating a local store. Salisbury has a fine range of social and educational amenities including the Salisbury Playhouse, Arts Centre and cinemas and a variety of state and private primary and secondary schools. It has a variety of leisure and recreational facilities including Five Rivers Leisure Centre, private members gymnasiums, golf club and recreation ground and three tennis clubs. There is also a mainline train service to London's Waterloo and the West Country.

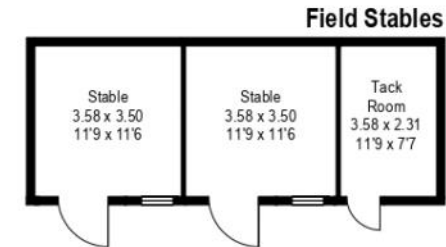
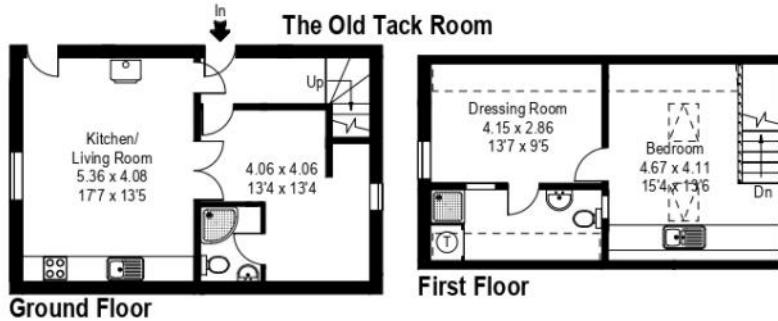
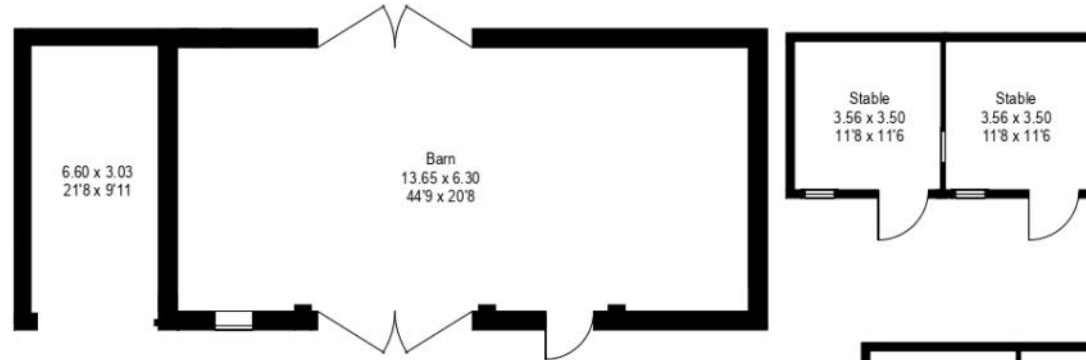
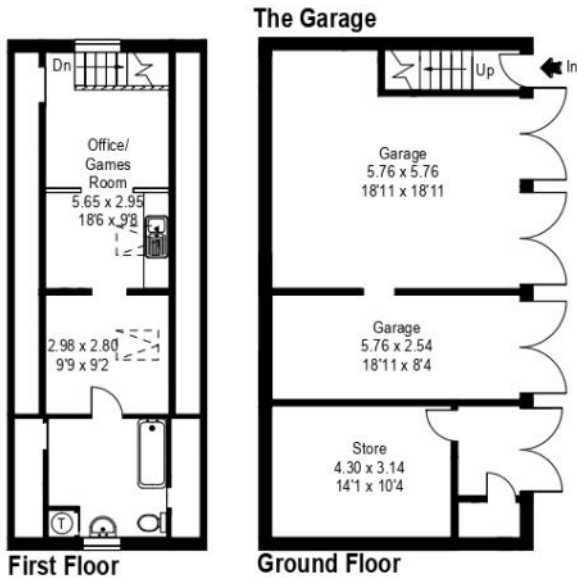
DIRECTIONS: From Salisbury head north along the A360 Devizes Road to the roundabout junction with the A303. Continue straight over, heading north, for about half a mile and turn left at the Stonehenge roundabout signposted Shrewton and Devizes. Pass through the village of Shrewton and continue to Tilshead where Hoopers Farm can be found on the right hand side immediately after the pub.



Hoopers Farm Barn, Hoopers Farm, High Street, Tilshead SP3 4RZ

The Barn Approximate Gross Internal Area :- 108 sq m / 1166 sq ft
 The Old Tack Room Approximate Gross Internal Area :- 84 sq m / 900 sq ft
 Garage Approximate Gross Internal Area :- 69 sq m / 746 sq ft
 Office/Games Room Approximate Gross Internal Area :- 34 sq m / 366 sq ft
 Stables Approximate Gross Internal Area :- 60 sq m / 643 sq ft

= Reduced headroom below 1.5 m / 5'0



PRODUCED FOR BAXTERS 2024
 This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobe to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.

TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band TBC. Mains Water and Electricity. All services TBC.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10738