



## 18 Bemerton Farm, Lower Road, Salisbury, Wiltshire SP2 9NA

A two bedroom conversion with unique tower room, set amongst landscaped gardens and within walking distance of local shops.



# 18 Bemerton Farm

**GUIDE PRICE**  
**£399,995** (Leasehold)

**Entrance hall • cloakroom • sitting / dining room • kitchen • breakfast room**  
**• two double bedrooms • en-suite shower room • bathroom • tower room / study • garage**

## The Property

18 Bemerton Farm is part of the original farmhouse and incorporates an unusual tower room, currently used as a study.

The entrance hall has doors to the sitting/dining room, kitchen and downstairs cloakroom. The large sitting/dining room has a feature fireplace and dual aspect windows, including a full height bay window. The kitchen has a range of modern wall and floor units, with a built-in De Dietrich oven, hob and cooker hood as well as integrated dishwasher, washing machine and fridge freezer. There is a large dresser on one wall, which is available for purchase, if so desired. A part-glazed door leads from the kitchen to the breakfast room which has arched, feature windows, stone walls and glazed doors out to the patio garden.

On the first floor are two double bedrooms and a bathroom with a shower cubicle. Both bedrooms have fitted wardrobes and the master bedroom has an en-suite shower room. Stairs from the second bedroom lead up to the tower room.

The property has electric heating and a boarded loft area, accessed via the second bedroom, provides useful extra storage. A garage, with light and power, is located in a block nearby.

## Directions to Bemerton Farm

From the Churchill Way roundabout, at its junction with the A360 (Devizes Road) to the west of Salisbury, take the A36 (Wilton Road) to Wilton. After about a mile, after crossing over the railway line, turn left into Church Lane.

At the junction with Lower Road, by St Andrew's Church, turn right, pass the primary school on your left and St John's Place (ex church) on your right and the entrance to Bemerton Farm will be found in a short distance on your right, after the traffic pinch point.

**125 year lease (from 2003), no ground rent and 55+ age covenant.**

**For viewings please call the Estate Manager on 01722 328391**



Sitting Room



Breakfast Room



Kitchen



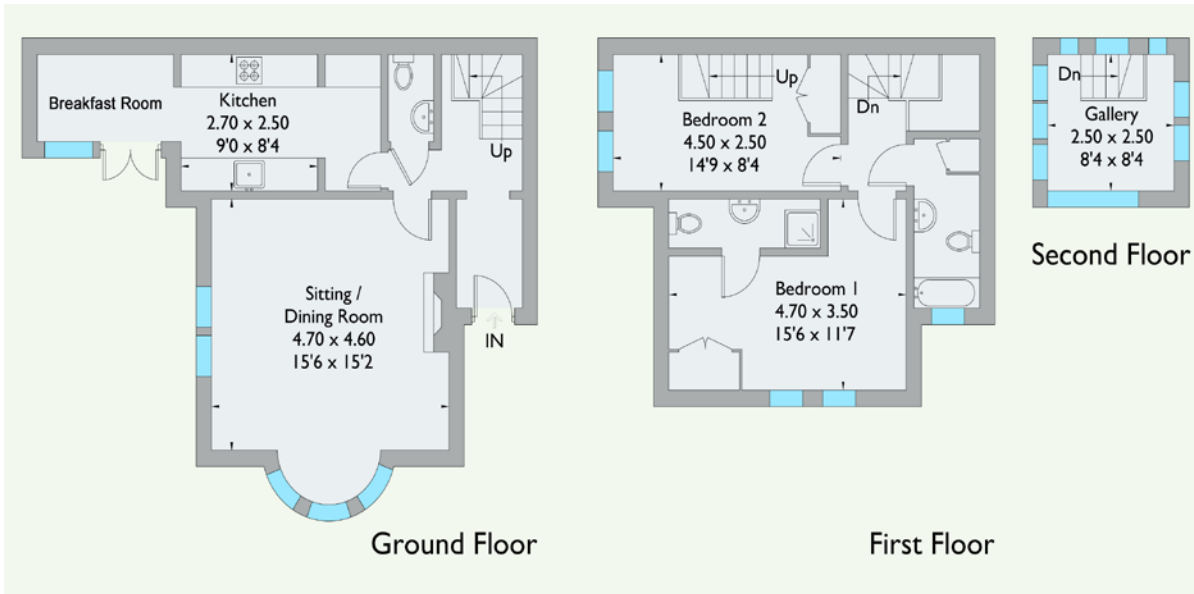
Bedroom 1



Bedroom 2



Bathroom



View from the Tower Room

**Approximate gross internals: 93.2m<sup>2</sup> / 1003ft<sup>2</sup> Condition Code: C Energy Performance Rating: E (51) Council tax banding: F**



## Bemerton Farm

Bemerton Farm is converted from the model farm built for the Dowager Countess of Pembroke in 1863. The buildings were designed to be beautiful as well as useful. There is an enclosed courtyard of stone cottages, a farmhouse and gatehouse, a lovely circular dovecote and even a WWII pill box. A nine-hole golf course runs partly around the estate and across the road is a private walled garden on the River Nadder, with open countryside beyond.

Bemerton is a quaint yet vibrant village with a lively social scene, including film nights and a local history group. It has a beautiful small church, St Andrews, a post office, Co-Op and fish & chip diner. In contrast to village life, just to the East is the cathedral city of Salisbury with excellent shops, an acclaimed theatre, a cinema and many fine pubs and restaurants. To the West is the market town of Wilton, the ancestral seat of the Earls of Pembroke, with a variety of independent shops and cafés (including a bakery, gift store and antique shop), a wonderful garden centre and outlet shopping village. The beautiful scenery of the New Forest National Park is also easily accessible.

Cognatum Estates Limited maintains, repairs and insures all the buildings, arranges the window cleaning and refuse collection and tends to the gardens and grounds. There is a personal alarm system in each property and the Estate Manager is able to provide support and a helping hand when needed. The cost of providing the services is shared equally between all properties.

### Services and Amenities at a glance



ESTATE  
MANAGER



GARDENER



RIVERSIDE  
GARDEN



3.5 ACRES



16 PROPERTIES  
BUILT 2003



Salisbury Town Centre



Salisbury Cathedral



Stonehenge

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