







## Key Features

- Attractive Barn Conversion Full of Light
- Located in the Chalke Valley, Surrounded by Countryside
- Sitting/Dining Room with Wood Burning Stove & High Ceilings
- Well Appointed Kitchen with Underfloor Heating
- Separate Utility, with Downstairs WC
- Two Double Bedrooms, Both with Ensuite Facilities
- Gardens & Parking to Front & Rear, Plus Car Port

**Tenure: Freehold | EPC Rating: D | Council Tax Band: F |**

**Services:** The property is connected to mains electricity and water. Drainage is via a shared sewage treatment plant, owned by the development. There is oil fired central heating as well as a wood burning stove in the sitting room. The kitchen has underfloor heating.

## Location

Bishopstone is a village situated within the tranquil setting of the Chalke Valley, a particularly beautiful and un-spoilt stretch of countryside which forms part of the West Wiltshire Area of Outstanding Natural Beauty. There is village hall which is very adaptable and can be used for a range activities such as social, educational, religious, sporting and ceremonial. There is also the White Hart, an 18th century family friendly pub.

The neighbouring village of Broad Chalke has a well-stocked award winning shop with post office and café which acts as a wonderful community hub, primary school, sports centre and popular village pub (The Queens Head).

The Cathedral city of Salisbury (approx 5 Miles) has a comprehensive choice of schools as well as excellent shopping and recreational facilities which include a theatre, cinema, arts centre, restaurants, pubs, clubs, supermarkets, dentists, doctors surgeries, hairdressers, library, leisure centre and fitness gym. The city also has 5 Park & Ride services for ease of access into the city centre.

Trains: Salisbury (London Waterloo 1hr 25 mins), Tisbury (London Waterloo 1hr 45mins).

## Inside the Home

This beautifully presented two storey barn conversion, once part of Manor Farm, was converted in 1998 as one of nine barns, and is the first to come available in over 12 years, located in the heart of the Chalke Valley, well regarded for its stunning countryside, whilst staying within reach of good travel links.

The accommodation which is beaming with light, also benefits from high ceilings giving the property a spacious feel throughout, and includes a very welcoming entrance hall, large and very impressive sitting/dining room with wood burning stove and double doors into the garden, modern fitted kitchen with underfloor heating, separate utility with WC, and two double bedrooms both benefitting from ensuite facilities.

## Outside Space

The vehicular access for the property is off of Church Lane, where you enter a long sweeping entrance road into the Manor Farm development, leading you to the driveway, laid to gravel, providing off-road parking and access to the carport. The front garden is mainly laid to lawn.

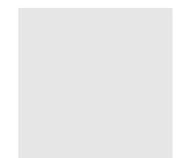
The property also benefits from both pedestrian and vehicular access to the rear courtyard where there is further off-road parking and access to the rear garden. The sunny, south facing rear garden can also be accessed via the double doors in the sitting/dining room, where you step out on a patio, perfect for the garden furniture. The rest of the garden has been designed with low maintenance in mind, with planted borders providing an array of colour.

## Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

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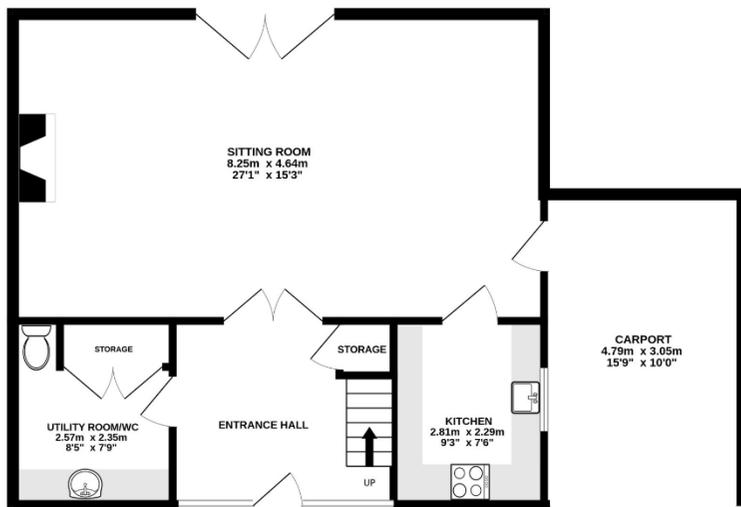
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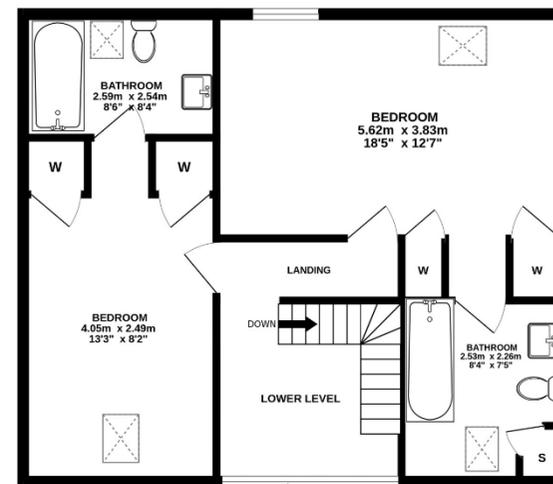
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GROUND FLOOR  
73.9 sq.m. (795 sq.ft.) approx.



1ST FLOOR  
58.5 sq.m. (630 sq.ft.) approx.



TOTAL FLOOR AREA : 132.4 sq.m. (1425 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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19 March 2026