



Toby Gullick

INDEPENDENT PROPERTY SPECIALIST

THE OLD MANOR HOUSE, MILSTON, SALISBURY SP4 8HT

Guide Price £1,495,000

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Picturesque & Perfect

A RARE OPPORTUNITY TO ACQUIRE A BEAUTIFULLY RESTORED 17TH CENTURY MANOR HOUSE COMBINING HISTORIC GRANDEUR WITH CONTEMPORARY ELEGANCE

Six Double Bedrooms/ Six Luxurious Bathrooms/Beautifully Restored Throughout with Exceptional Craftsmanship/One Acre of Mature Private Gardens/Excellent Access to Salisbury, the A303 and London Rail Links/Peaceful Avon Valley Setting with Far-Reaching Countryside Views Picturesque and Perfect, this beautiful building holds a special place in English Heritage. An opportunity to own a rare and unique property steeped in rich history, the Old Manor House is recognised as being a signature of importance in British history dating back to 1632. The elegant 17th Century residence boasts beautiful accommodation in excess of 4,000 square feet that exudes character and period features throughout and is set in a generous one-acre plot on the edge of an idyllic village setting.

The Old Manor House is an exquisite Detached Grade II* property with distinctive flint elevations, tall gables and a steeply pitched roof. The current owners have undertaken a labour of love to refurbish this exceptional house to an impeccable high standard with true craftsmanship, opulence and fine artistry in mind, whilst ensuring preservation of all stone, woodwork and period features. There is a modern oil fired central heating system with new hand cast radiators, re-wiring and new RCD unit, refurbished stone mullion windows, restored coving skirting boards and bespoke oak internal doors. The stunning and captivating Jacobean staircase took two years to restore across three floors, which had to be done by hand to remove the layers of paint to reveal a sublime focal point to this home. Even oak corking was replaced inside the window frames, and heritage paints have been hand-mixed to bring warmth to newly cold-plastered walls. The Old Manor House, the sumptuous home has been beautifully restored.

One of many highlights of this splendid home is the high ceilings and bright, luxury interiors which flood the living spaces with light, creating a warm, joyful and enticing reception. Undoubtedly a haven of peace and tranquillity amongst rare beauty and enchantment. This wonderful house comprises 3 reception rooms, 6 double bedrooms and 6 bathrooms all arranged over 3 floors, making the accommodation exceptionally versatile and perfect for a family, lovers of well-designed living space or a guesthouse business.

GROUND FLOOR

This extensive property welcomes you into the appealing dining hall with a limestone tiled flooring and underfloor heating which leads to the Principal ground floor accommodation. The alluring sitting room has a stunning fireplace with gorgeous views overlooking the garden. The regal, spacious drawing room has a beautiful, exposed brick fireplace with wood burner and bay window.

The newly renovated well-designed kitchen that exudes sophistication and style has ample storage and an attractive island with bar seating. The kitchen incorporates a delightful dining area for entertaining and modern-day living. The ground floor also has a useful utility room,

stunning Hurlingham designer cloak room and store room.

FIRST FLOOR

The first-floor impresses with the exclusive Jacobean staircase, rich oak panelled walls and provides access to four double bedrooms and two modern, luxury Burlington bathroom suites. The Principal bedroom is simply outstanding with an exposed brick fireplace with wood burner, spiral staircase which leads to desirable dressing room with en-suite.

SECOND FLOOR

The second floor continues to amaze with a vaulted ceiling and exposed brick work comprises two double bedrooms both with elegant en-suites and far reaching views of open countryside. A large dressing area with shower room leads cleverly down the spiral staircase to bedroom one on the first floor.

GARDENS AND PARKING

The Old Manor House has the benefit of an extensive well established mature garden with a delightful backdrop view of the pretty parish church, providing a lovely setting for the house, ideal for entertaining and alfresco dining. The property is accessed by a private and secluded carriage driveway providing ample parking and a central lawn with attractive borders and staddle stones. Beyond the drive the gardens are largely laid to lawn with mature borders and interspersed with many specimen trees and shrubs. There is a Car Port to one side of the drive adjacent to the back door to the house, and there are two useful outbuildings, ideal for storage. The grounds attributed to the property amount to approximately one acre.

MILSTON AND SURROUNDING AREA

The quiet setting above the River Avon in the pretty hamlet of Milston is another of the many attributes that make The Old Manor House so special. Nestling in the Avon Valley, the largest of the five rivers that flows towards Salisbury, it is surrounded by the most striking countryside with the wide open spaces of Salisbury Plain to the north and picturesque river valleys to the south. Although rural it is not isolated, it is 5 minutes to the shops and amenities in Bulford, 5 miles from the A303.

Salisbury City is 10 miles away with its award-winning pubs, restaurants and bars. A plethora of boutique shops, café bars, cultural and leisure facilities, a theatre playhouse, cinema, cosmopolitan high street and a wonderful Cathedral.

There are plenty of places to see and visit around Milston. Whether you love hiking or cycling, Milston is a region where hidden gems are waiting to be explored and visited these include the infamous Stone Henge, Salisbury Plain, Durrington Walls and Ludgershall Castle.

The location is popular as a rural retreat and with those who commute or travel outside the area on a regular basis, quick access on to the A303 making for an easy drive back to London or to the business centres along the M3/M25 corridor. There are also fast regular trains to London from Grateley (Waterloo) and Pewsey (Paddington).

The area is also well known for its wide selection of excellent State schools including Amesbury Archer primary School, Durrington all saints COE Primary and Secondary school, Wyvern St Edmunds Coeducational Secondary School. Outstanding public schools in the area include Farleigh and St Francis (prep), Dauntseys, Marlborough College, St Mary's Calne and Warminster schools as well as in nearby Salisbury including the Cathedral School, Leaden Hall and Chaffyn Grove.



KEY INFORMATION

- Magnificent Manor House Dating Back To 1632
- Six Elegant Double Bedrooms/ Six luxurious Bathrooms
- Beautifully Restored Throughout With Exceptional Craftsmanship
- Bespoke Designer Kitchen With Island And Entertaining Space
- Three Impressive Reception Rooms With High Ceilings And Period Fireplaces
- Boasts In Excess Of 4,000 Sq Ft Of Beautiful Accommodation Over Three Floors
- A National Heritage House With Spectacular Countryside Views
- Stunning Jacobean Staircase Restored By Hand Over Two Years
- Set In A Generous Acre Plot With Beautiful landscaped gardens
- An Opportunity To Own A Rare And Unique Property Steeped In History

Approximate Gross Internal Area = 352.54 sq m / 3795 sq ft
 Car Port = 12.77 sq m / 178 sq ft
 Sheds = 27.77 sq m / 298 sq ft
 Total = 396.81 sq m / 4271 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1048034)

PROPERTY INFORMATION

Tenure - Freehold

Local Authority - Wiltshire Council

Council Tax Band H

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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All information is correct at the time of going to print.

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Winchester, Hampshire | t.01962 678478 | m.07572 511114
 e.toby@tobygullick.com | www.tobygullick.com