





Millbrook Trout Farm, Mill Lane, Fovant, Salisbury, Wiltshire, SP3 5JP

What 3 Words: ///corrode.tuned.losing



Key Features

- Four Bedrooms
- Three Reception Rooms
- Fully Tanked Basement
- Planning in Perpetuity for Annexe
- Garden
- Paddock
- Pretty Brook Side Location
- 2.6 Acres

Tenure: Freehold | EPC Rating: D | Council Tax Band: E |

Services: Mains water, sewage & electricity, oil fired central heating.

Inside the Home

Millbrook presents a rare and truly unique opportunity to enjoy multi-generational living with the ability to keep horses at home or run a smallholding all set within the heart of the highly sought-after village of Fovant, nestled within the Cranborne Chase National Landscape. From the property, exceptional countryside walks and outriding are available directly from the gate.

This immaculately maintained home extends to approximately 2,380 sq ft and offers light-filled, versatile accommodation ideally suited to modern country living. The ground floor provides three reception rooms, a generous kitchen/breakfast room, and a spacious utility/boot room — perfect for equestrian or rural lifestyles.

A substantial tanked basement offers tremendous flexibility, ideal for a cinema room, gym, guest accommodation or extensive storage.

Importantly, there is planning permission granted in perpetuity for a single-storey ancillary annexe (Planning Ref: S/2011/0034), offering outstanding potential for extended family or dependent relatives.

Location

The semi-rural village of Fovant is located 5 miles to the East of Tisbury, between Salisbury and Shaftesbury on the A30 in the Nadder Valley and is home to the prestigious WW1 Military Badges chalked in the Down below Chiselbury Ring, an Iron Age Fort.

The village offers a shop/post office, a village hall, a church, a chapel, a doctors' surgery, a pub a garage and a very active community. There are numerous footpaths providing stunning countryside walks. Tisbury, just 10 minutes away offers shopping, cafes and gym, plus mainline station to London.

Tisbury 5m, Salisbury 10m, Shaftesbury 10m. Trains to London Waterloo: Tisbury (110 mins), Salisbury (85 mins).

Outside Space

Millbrook sits within approximately 2.6 acres of garden and paddock. To the front is driveway parking with gated access to the land at the rear. The grounds provide a wonderful balance of formal fenced garden and level pasture edged by the pretty brook, providing as natural water source. Ideal for a small holding or keep family ponies at home. A substantial workshop/store building is positioned within the paddock, offering excellent storage or potential for hobby or business use.

Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

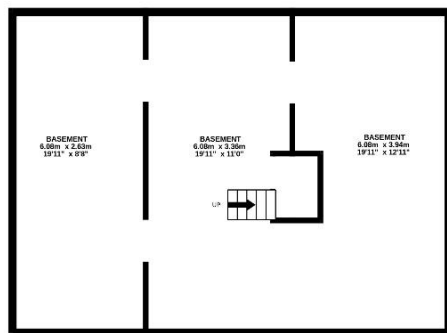
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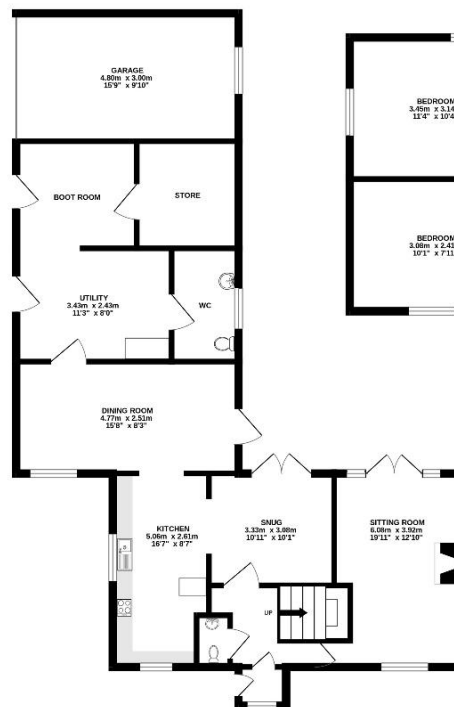




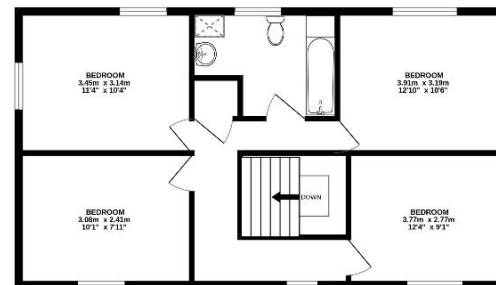
BASEMENT
64.6 sq.m. (695 sq.ft.) approx.



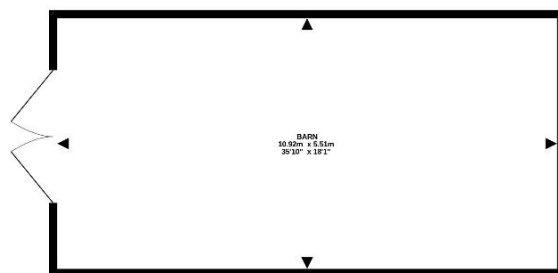
GROUND FLOOR
78.7 sq.m. (847 sq.ft.) approx.



1ST FLOOR
62.2 sq.m. (669 sq.ft.) approx.



BARN
60.7 sq.m. (654 sq.ft.) approx.



TOTAL FLOOR AREA : 266.2 sq.m. (2866 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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23 February 2026