

# Jerrards Farmhouse, Fonthill Gifford



Fowler Fortescue  
RURAL ASSET MANAGEMENT





# Jerrards Farmhouse

Fonthill Gifford, Tisbury, Salisbury, SP3 6QW

£2,450 pcm

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A delightful four bedroom detached farmhouse situated in a beautiful quiet rural location with views across open countryside.

Kitchen Breakfast Room | Dining Room | Living Room | Utility/Boot Room | Downstairs WC | Two Double Bedrooms | Two Single Bedrooms | Family Bathroom | Two Attic Rooms | Gardens | Private Parking | Outbuildings including Stables, Home Office and Storage

## Description

A beautifully presented family home newly refurbished, to include decoration and new flooring. This charming property offers spacious, flexible accommodation with character features throughout. The ground floor benefits from kitchen diner with pantry, dining room, living room with log burner, utility/boot room and downstairs cloakroom. The first floor offers a principle bedroom packed with original character features, a further double bedroom, two single bedrooms and a family bathroom. Outside there is ample private parking as well as a large garden laid to lawn with fruit trees and established shrubs. There are a number of outbuildings including stables, storage rooms and a home office.

## Situation

The house is located in the sought after village of Fonthill Gifford situated in the Nadder Valley and surrounded by beautiful countryside and endless walks throughout the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty. The popular village of Tisbury is just a few minutes by car, offering a range of amenities including shops, pubs, a doctors surgery, dentist, deli, leisure centre with outdoor lido, art gallery and mainline train station (London Waterloo 1hr 50 mins). The Cathedral City of Salisbury lies 16 miles to the east and boasts a wide range of shops, restaurants, bars, arts and recreational facilities. The hilltop town of Shaftesbury, 20 minutes away, offers further amenities including supermarkets, cafes and famous historic landmarks.

The area provides a selection of state and private schools including Port Regis, Sandroyd, Chafyn Grove, Godolphin, Clayesmore, Bryanston, Bishop Wordsworth and South Wilts Grammar.

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*Dining Room*



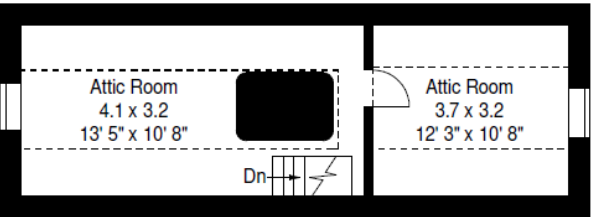
*Garden*



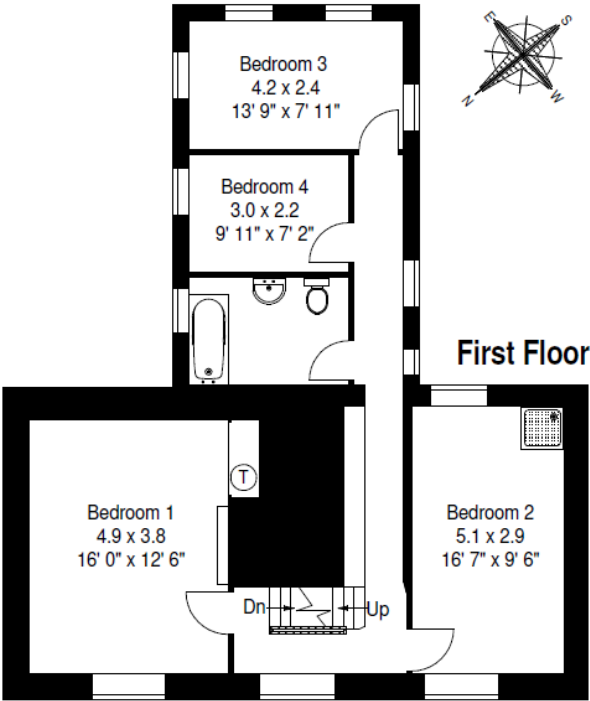
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Approximate Gross Internal Area :- 213 sq mt / 2292 sq ft

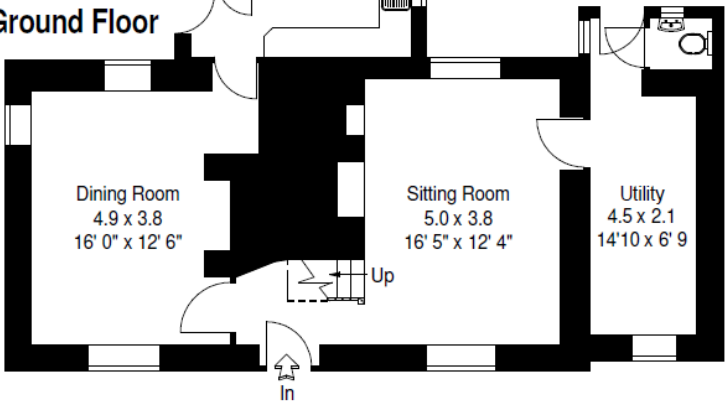
[---] = Reduced headroom below 1.5 mt / 5'0"



Second Floor



Ground Floor







*Kitchen Dining Room*



*Attic Room*



*Main Bedroom*

### **Accommodation**

Front door leading into entrance hall with doors into:

**Living Room** a bright double aspect reception room with woodburning stove, original beams and new carpet.

**Dining / Family Room** a triple aspect reception room leading to:

**Kitchen/Breakfast Room** with fitted bespoke units, range cooker, walk in pantry cupboard, and undercounter space for dishwasher. Space for dining table and triple aspect windows with views across the garden and to the rear.

**Utility/Boot Room** with space for washing machine and tumble dryer.

**Downstairs Cloakroom** with sink and WC.

### **First Floor**

Stairs leading up to first floor landing with doors into:

**Main Bedroom** a double room with views into the front garden. Built in cupboard and decorative fireplace.

**Bedroom Two** a double aspect good sized double bedroom with views into the front and rear gardens.

**Bedroom Three** a good sized, triple aspect single room with views across the gardens and countryside beyond.

**Bedroom Four** a good sized single room.

**Family Bathroom** with white suite comprising bath with shower over, wash hand basin and WC.

**Attic Rooms** two additional attic rooms with original beams, perfect for storage, playroom and additional space for guests.

### **Outside**

The property is approached from a gated driveway leading to a number of large outbuildings including stables and storage rooms for vehicles, garden machinery and tools. There is also a **Home Office** within the outbuildings, with wall mounted electric heaters and ample sockets. There is the option to rent a paddock by separate negotiation.

### **Gardens**

The property is surrounded by beautiful enclosed gardens mainly laid to lawn with a variety of shrubs, flowers and fruit trees.

**EPC Rating** The property has an EPC rating of E39.

**Pets** generally accepted subject to negotiation with the Landlord.

### **Services and Utilities**

Mains electricity, private water (to be recharged monthly) and septic tank drainage. Oil fired central heating. Ofcom indicates there is Ultrafast broadband (up to 1000Mbps) available to the property via Wessex Internet. Mobile phone signal is good outdoors and variable indoors. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

**Council Tax** Wiltshire Council, council tax band F.

**Availability** The property is available now for an initial 12-month tenancy with a view to extend thereafter.

**Rent** £2,450 per calendar month.

**Holding Deposit** a holding deposit of £565 is payable to secure the property.

**Security Deposit** £2825 to be held for the duration of the tenancy.

**Viewings** strictly by appointment through Fowler Fortescue's office on 01747 356099

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.









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