

The Old Corn Store



We are proud to present

The Old Corn Store, The Coach Road, West Tytherley, Hampshire, SP5 1LB

An exceptional example of modern living in a beautiful period barn, with detached annexe.

Potential SDLT saving between £97,000 to £222,000 subject to purchasing status*

Stunning five bedroom barn conversion of 4,445 sq ft.

Detached two bedroom annexe

Beautiful landscaped garden (a further 2 acres available to rent by negotiation).

Former Cart Shed with planning permission for use as a luxury office unit.

EPC Rating = C

**Based on independent third party advice to the Vendor, due to the former Cart Shed being used for storage (Class B8) with business rates payable; subject to the Purchasers' status and tax domicile.*

**Please note: internal photos are from summer 2024*



The property

An exceptional un-Listed brick barn professionally and creatively converted in 2016 to the highest standard, with well-appointed, open-plan accommodation, ideal for both family life and entertaining.

The property centres around the entrance hall and main living area, with vaulted ceiling, glazed gallery and bridge above. Stairs lead to the first floor and the drawing room is to one side, with a raised log-burner in the corner.

The kitchen is a fantastic space, with full vaulted ceiling and access to the gardens on both sides of the house. The luxury 'handless' German kitchen is fitted with top of the range Siemens appliances and features a large stone topped island. There is ample space for family dining.

There are three bedrooms on the ground floor, one with en suite shower room, a family bathroom and a cloak room with adjoining WC. There is a separate utility area with boot room and stores at the far end of the house, with stairs down to the play room. There is also a wine room and store.

Upstairs, one of the main features of the barn is the enormous vaulted principal bedroom with a luxury en suite bathroom, dressing room (which could also be a good nursery). Crossing the main living area, a bridge leads to a mezzanine study area and a fifth bedroom, with en suite shower room.







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The Annex

Detached from the main house, the annex extends to about 1,700sq ft and has a highly insulated steel frame structure with attractive colour-washed Douglas Fir elevations, double glazing and a slate roof. A covered porch leads into the ground floor with a living/dining room and adjoining kitchen area.

There are two double bedrooms, one with en suite shower and a separate bathroom. The open-plan first floor is extremely versatile, being an ideal games room/sitting area or cinema room. Adjoining the annex is a secure tractor/bike store with gardener's WC.

The Cart Shed

Fronting the village road is an attractive red brick Cart Shed. It is Grade II Listed and a beautiful example of its type, providing excellent storage or garaging.

There is scope for alternative use and planning consent Ref: 19/02887/LBWS (now lapsed), provides one option to sympathetically convert this into a luxury office unit.

Please ask the selling agents for more information.



The Annex



The Cart Shed

Outside

A five bar gate with hedging to either side opens onto a sweeping gravel driveway leading to the front of the property, with parking for numerous vehicles. The front garden is laid to lawn with fruit and specimen trees.

There are herbaceous borders framing the house with a beautiful horse chestnut tree. To the side of the house is a secluded sandstone patio area, well enclosed on all sides by hedging with a stone path to a "secret garden".

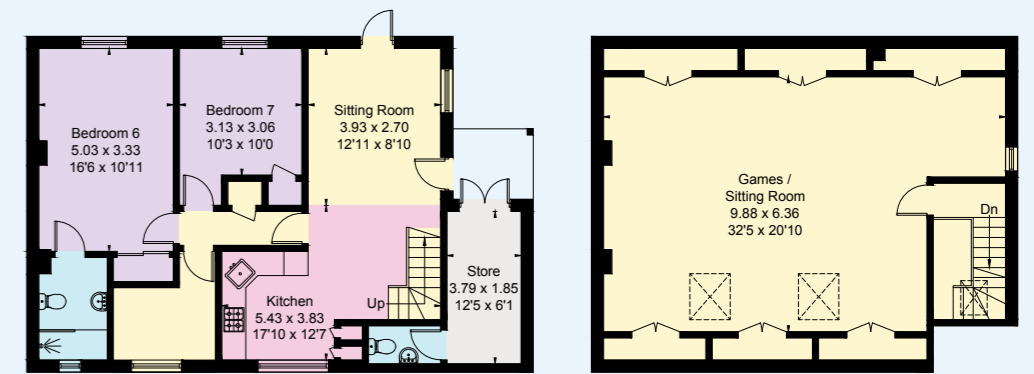
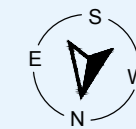
The main rear garden is south facing and comprises a generous split-level sandstone terrace with surrounding well stocked herbaceous borders and raised beds. There are far-reaching views from the main lawn down the valley.

In all the grounds extend to about 0.8 acre.



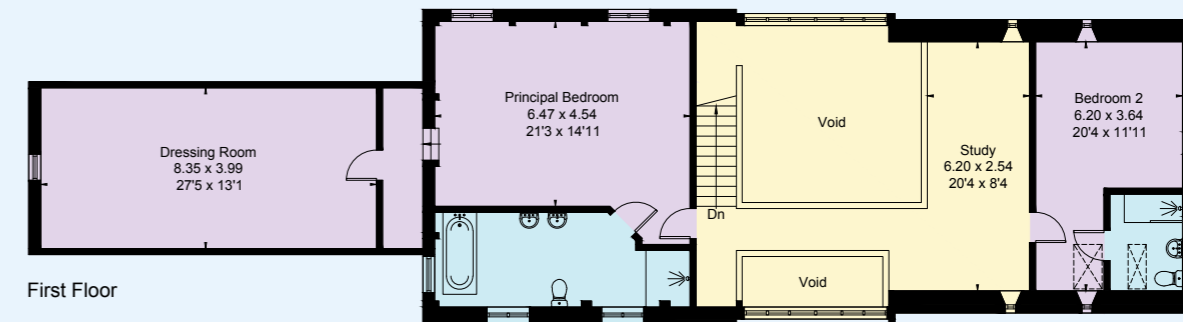


Approximate Floor Area (Excluding Voids) = 413.0 sq m / 4445 sq ft
 Annexe = 158.1 sq m / 1702 sq ft
 Total = 571.1 sq m / 6147 sq ft

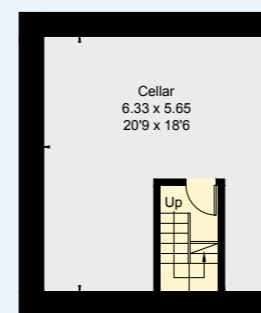


Annexe Ground Floor
 (Not Shown In Actual Location / Orientation)

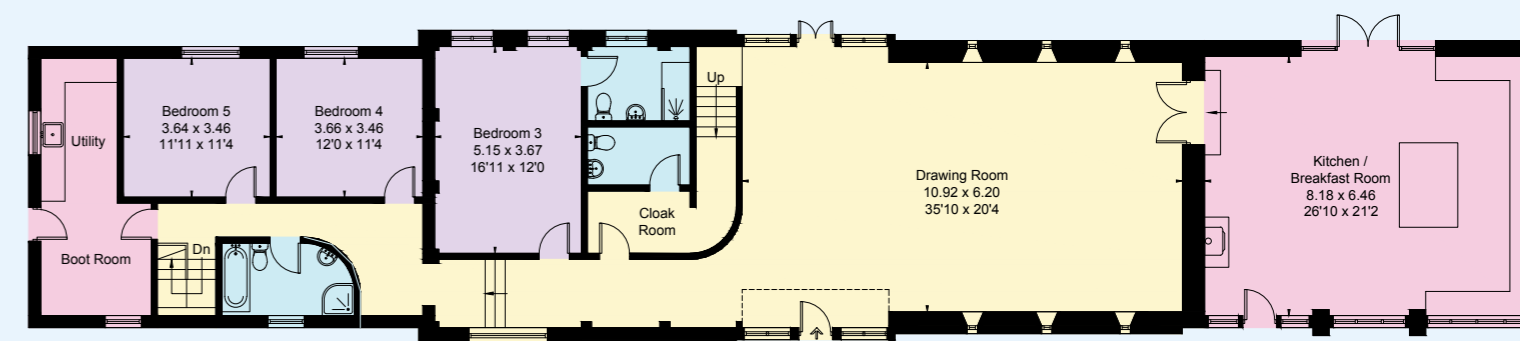
Annexe First Floor



First Floor



Cellar



Ground Floor

Location

The Old Corn Store stands in a Conservation Area on the fringe of West Tytherley, a highly desirable rural village in the Test Valley surrounded by rolling farmland. The village has a range of amenities including a village shop/post office, church, public house, a well-regarded Church of England primary school and Norman Court Montessori school.

Grateley train station is about 8.4 miles north, from where trains to London Waterloo take approximately 85 minutes.

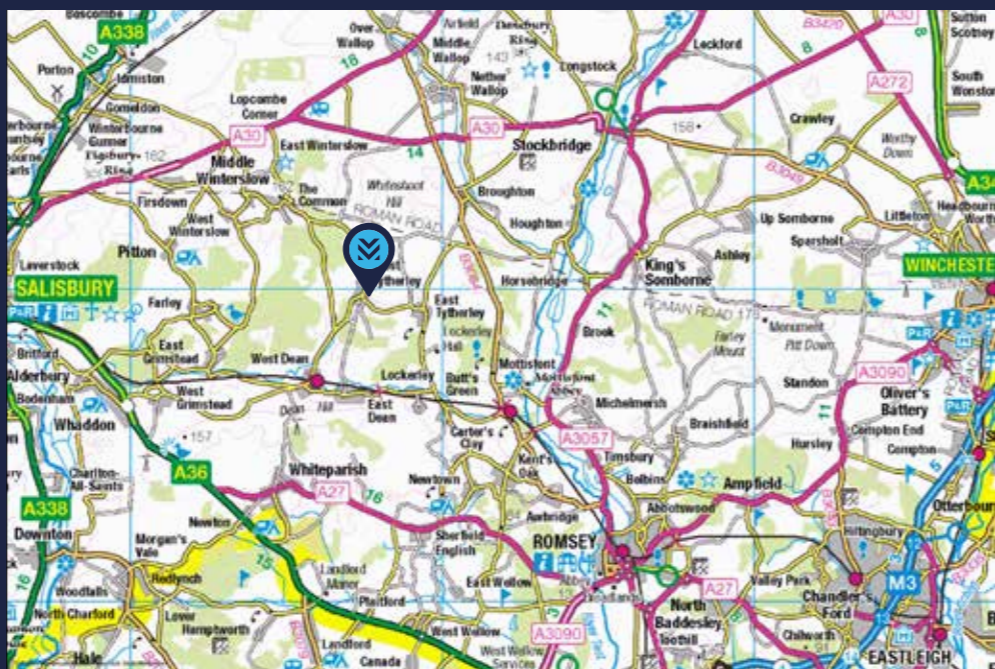
The pretty town of Stockbridge is situated along the River Test with its numerous coffee shops, pubs/restaurants and independent shops is about 8.5 miles away. The beautiful Cathedral city of Salisbury (10 miles) offers an extensive selection of shops, restaurants, arts and recreational facilities.

Trains from Salisbury to London Waterloo have a journey time of approximately 90 minutes.

Racing is available at Salisbury Racecourse and Wincanton and golf at South Wilts Golf Club and High Post. This area is renowned for its fishing on the River Avon, Test and outlying chalk streams.

The A303 provides access to the south west and London via the M3.

There is a wide selection of both state and private schools in the area, including Farleigh, Salisbury Cathedral School, Chafyn Grove and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools.



Directions

What3words: [///coconuts.forest.striving](https://www.what3words.com/#!/coconuts.forest.striving) – SP5 1LB : From Stockbridge, head west on the A30 towards Salisbury. After about 4.5 miles, turn left towards West Tytherley along 'The Warren'. Follow this road for about 2.5 miles and at the T-junction, turn left. Follow this road, passing the entrance to Norman Court and into the village. Just after the Village Hall, turn left on Church Lane and bear left again. The entrance gates will be found on the left hand side, just after the five-bay red brick cart shed.

Additional Info

Services: Mains electricity and water. Private drainage (sewage treatment plant). Oil-fired central heating. Fibre broadband.

Outgoings: Council Tax: The Old Corn Store - Band G; The Annex – Band A

Fixtures and Fittings: Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

Viewings

Strictly by prior appointment with the Sole Agents:

Salisbury Office

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49 High Street, Salisbury,
Wiltshire, SP1 2PD
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Stockbridge Office

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The Old Police House, High Street,
Stockbridge, Hampshire, SO20 6HE
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**Please note: internal photos are from summer 2024*



Myddelton & Major Salisbury

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Myddelton & Major Stockbridge

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