



Barrow House,
Bishopstrow Road, Warminster,
Wiltshire **BA12**

A handsome period property on the edge of the historic market town of Warminster.
For sale freehold, with vacant possession upon completion.



The opportunity.

Barrow House, Bishopstrow Road, Warminster, Wiltshire BA12 9HU

A substantial period property forming part of a former boarding school, set on the edge of Cranborne Chase and West Wiltshire Downs National Landscape, with alternative use potential.

- For sale with vacant possession upon completion
- Buildings all in: 15,155 sq ft (1,407.9 sq m)
- The property will form part of a wider site to be subdivided. The precise extent of the land to be included within the sale will be agreed between the parties and confirmed in the final legal documentation
- Alternative use potential, subject to the necessary consents
- Located on the edge of the historic market town of Warminster – Convenient for the A36 and A303, with nearby Warminster railway station providing direct links to Bath, Bristol Temple Meads and London Waterloo

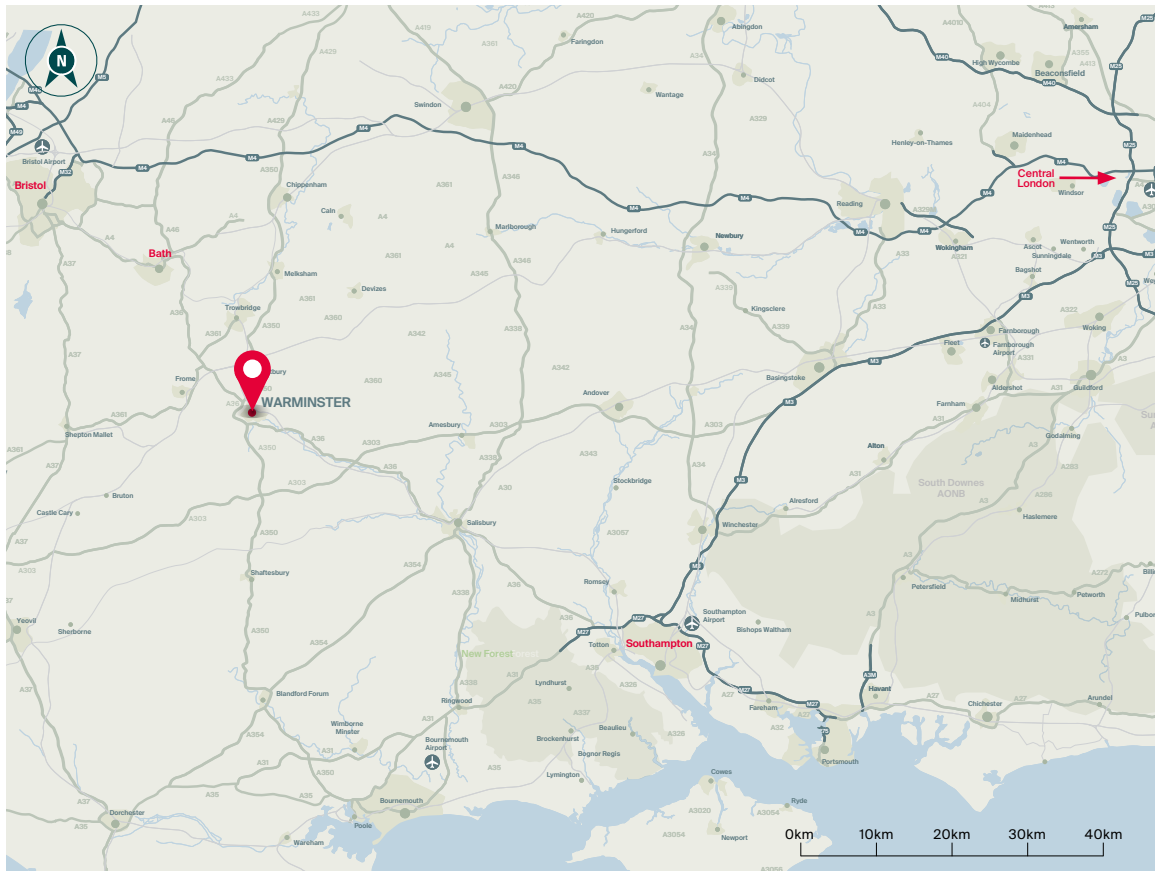
Location

Barrow House is located on the edge of the historic market town of Warminster, in the heart of Wiltshire and on the edge of the Cranborne Chase and West Wiltshire Downs National Landscape. The property is set within landscaped grounds, providing a peaceful and private setting.

The town centre of Warminster lies approximately 1.4 miles away and offers a range of local amenities including shops, cafes, and leisure facilities.

Warminster is one of Wiltshire's oldest market towns, hosting weekly and seasonal markets. The area is known for its beauty, surrounded by chalk hills, ancient woodlands, and National Trust sites including Cley Hill.

The property is well positioned regionally, located approximately 18 miles southeast of Bath, 29 miles southeast of Bristol, 44 miles northwest of Southampton, and 103 miles southwest of Central London.



Transport



Road:

The nearby A350 provides access to the towns of Westbury, Melksham, and Chippenham to the north and Shaftesbury to the south. The nearby A36 lies approximately 2 miles to the east, offering direct routes to Salisbury and Southampton to the south, and Bath to the north. The M4 motorway (Junction 17) is located approximately 26 miles to the north, providing direct access to London (eastbound) and Bristol (westbound).



Rail:

Warminster Railway Station (approx. 1.6 miles) provides direct services to Salisbury (approx. 21 minutes), Bath Spa (approx. 33 minutes), Bristol Temple Meads (approx. 50 minutes) and London Waterloo (approx. 1 hour 58 minutes).



Air:

The property is located approximately 34 miles from Bristol Airport, 86 miles from London Heathrow, and 115 miles from London Gatwick, offering access to over 400 unique destinations.



Description

Barrow House

Barrow House is a distinguished red-brick early 19th Century building. The house is approached via a sweeping drive and entered from the north through a classical portico into a generous reception hall, notable for its high ceilings, original cornicing, and elegant staircase. From here, access is provided to the principal rooms which are arranged over three main floors, with additional accommodation at basement level.

The original reception rooms on the ground floor retain many period features and offer views across the landscaped grounds and tennis court.

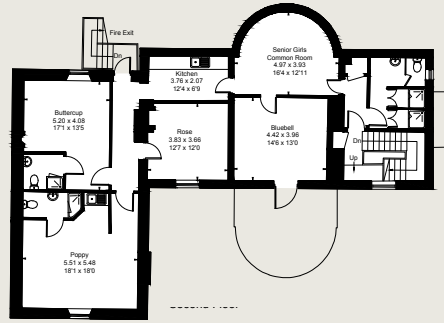
Outbuildings

Ancillary buildings in the grounds complement Barrow House, providing additional development opportunities.

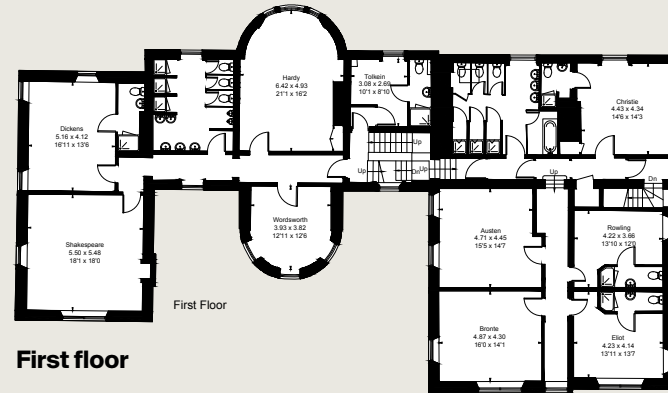
Floor plans

(approx GIA).

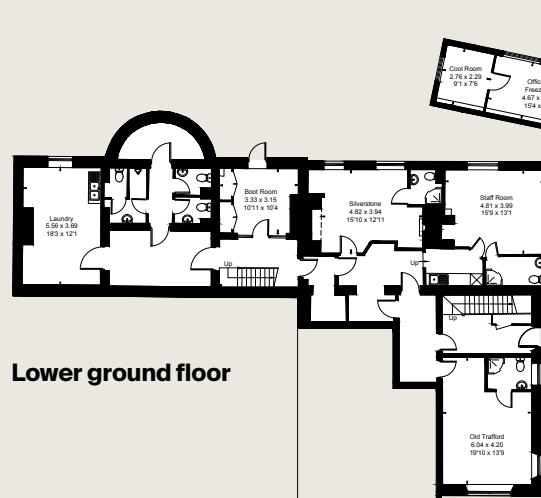
Barrow House



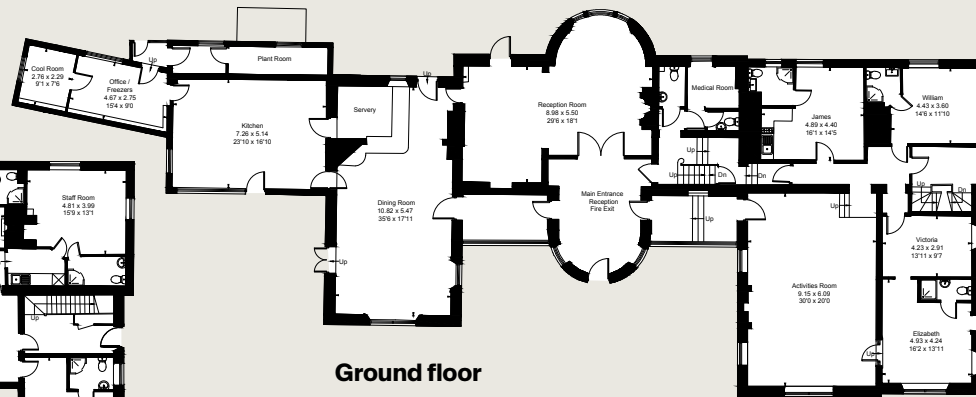
Second floor



First floor



Lower ground floor

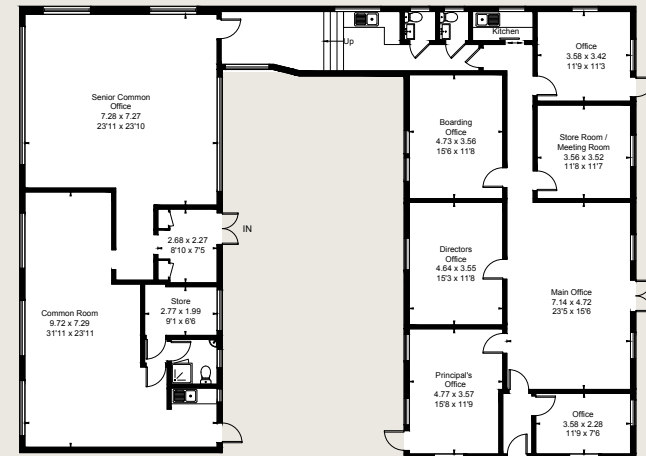


Ground floor

Former office block and outbuilding

Building	Area sq m	Area sq ft
Barrow House	1,098.3	11,822
Office block	276.9	2,981
Outbuilding	32.7	352
Total	1,407.9	15,155

Floorplans indicative only.



Office block



Office block

Services

Mains water, electricity and drainage.

Planning authority

Wiltshire Council.

Viewings

Strictly through prior appointment and subject to local restrictions in place at the time. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

VAT

We understand that the property has not been elected for VAT.

Method of sale

The property is for sale by private treaty via informal tender.

Management

The affairs, business and property of Bishopstrow College Limited ("the Company") are being managed by Richard Lewis and Alistair Wardell of Grant Thornton UK Advisory & Tax LLP, who were appointed as Joint Administrators on 30 June 2025.

Further information

Further information including legal documents, EPC and floorplans are available on our dedicated website.

Please email emma.cleugh@knightfrank.com or jasper.upton@knightfrank.com for access.



Contact us.



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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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Particulars dated May 2026.

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