





Pelham Barn , Old Polo Stables, Ansty, SP3 5PX

What 3 Words: ///blackbird.twitchy.whispers



Key Features

- Beautifully Presented, Part-Attached Three-Bedroom Stone Barn Conversion
- Open Plan Living Space With A Stylish And Contemporary Finish
- Impressive Principal Bedroom Suite Offering
- Two Bathrooms plus Cloakroom
- Private Garden With Exceptional Views
- Parking Within An Exclusive Nadder Valley Setting

Tenure: Freehold | EPC Rating: B | Council Tax Band: F |

Services: Mains electricity, water and sewage

Location

Set within an exclusive enclave of beautifully converted stone barns—once home to a former polo club—this unique development enjoys a truly privileged position at the heart of unspoilt, rolling countryside. Perched on the edge of the charming village of Ansty, it offers far-reaching views across the Nadder Valley and immediate access to some of the most picturesque walking routes in the region. The setting lies within the renowned Cranborne Chase National Landscape, a designated Dark Sky Reserve. Ansty itself is a village rich in heritage and character. At its heart stands the striking St James' Church, Ansty, dating back to the 13th century, alongside the iconic Ansty Maypole—one of the tallest in the country and believed to have origins in Saxon times. Despite its delightful rural setting, Ansty is well connected. The thriving village of Tisbury lies just two miles to the north, offering a comprehensive range of day-to-day amenities, while Shaftesbury (7 miles) and the cathedral city of Salisbury (14 miles) provide a wider selection of shopping, dining, and cultural experiences. The surrounding area is renowned for its vibrant cultural scene, hosting events such as the Chalke Valley History Festival, alongside exhibitions at Messums Wiltshire, Hauser & Wirth Somerset, and performances at Hatch House. For commuters, rail services from Tisbury railway station provide direct connections to London Waterloo.

Inside the Home

The ground floor is particularly impressive, with a welcoming entrance hall leading through to a stunning open-plan sitting/dining/kitchen space. This superb triple aspect room is both light-filled and generously proportioned, creating a wonderful hub for everyday living and entertaining, with direct access out to the garden. The kitchen enjoys integrated appliances and plenty of storage and work surface space. There is also a cloakroom on the ground floor. To the first floor, the sense of space continues with three excellent double bedrooms, all enhanced by attractive vaulted ceilings and rural views. The principal bedroom suite offers scope to create a study or fourth bedroom and benefits from a stylish en suite bathroom, while the second bedroom enjoys access to a well-appointed Jack and Jill bathroom, also accessed from the landing. The property is heated via air source heat pump.

Outside Space

The property sits within a small, exclusive development, offering a private environment that complements its truly picturesque surroundings. The property enjoys its own garden which equally enjoys the views towards the downs. There is off road parking and further guest parking available.

Offered to the market in immaculate, turnkey condition and with no onward chain, this is a rare opportunity to acquire a beautifully presented stone barn conversion in an outstanding countryside setting.

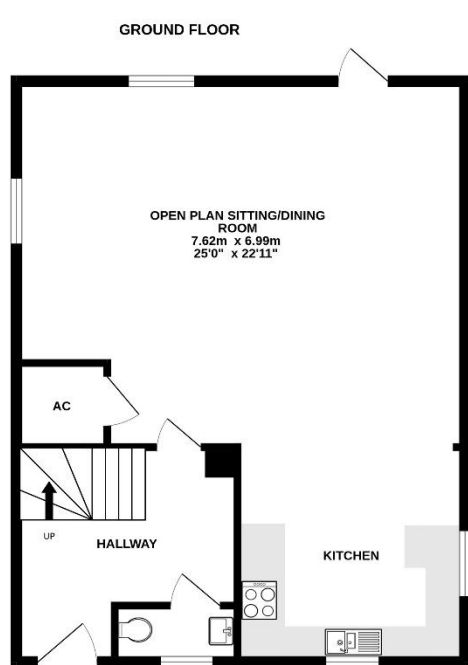
Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

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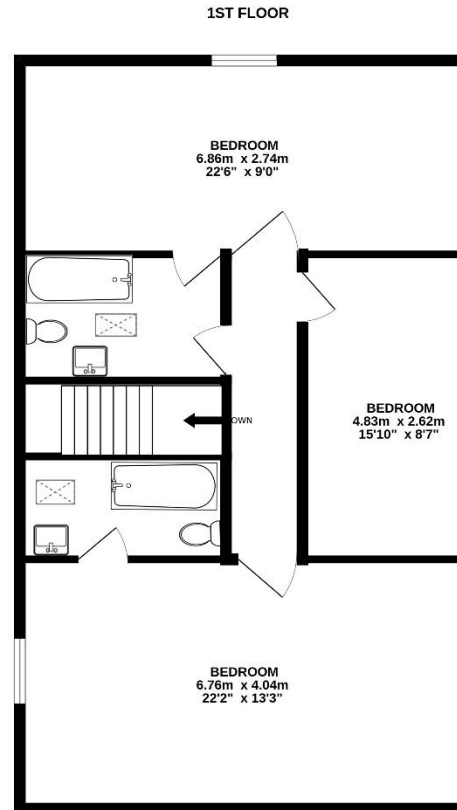
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TOTAL FLOOR AREA : 135.9 sq.m. (1463 sq.ft.) approx.

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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