



PARK FARM
EAST KNOYLE, WILTSHIRE



Hindon 1.5 miles, Tisbury 5 miles (London Waterloo from 1 hour 50 mins), Shaftesbury 7 miles, A303 3 miles

PARK FARM

East Knoyle, Wiltshire SP3 6BB

A PRETTY WELL-PROPORTIONED PERIOD FARMHOUSE WITH
SUPERB ANCILLARY COTTAGE, ON THE FRINGE
OF THIS POPULAR VILLAGE

SUMMARY OF ACCOMMODATION

Hall | Drawing Room | Dining Room | Kitchen / Breakfast Room | Sitting Room | Utility / Boot Room | WC

5 Bedrooms | 3 Bathrooms / Shower rooms | Bed 6 / Study | Attic storage

Charming well stocked gardens | Terraces | Orchard | Granary

Variety of Outbuildings including Workshop | Haybarn | 2 Loose boxes | Agricultural barn with 2 further loose boxes
Tackroom | Bio-mass heatplant room

The Old Stables comprising: Sitting / Dining Room | Kitchen, | Utility & WC | 2 bedrooms & 2 bath / shower rooms

Pretty courtyard garden with rose borders & gravel terracing

Pasture paddocks | New plantation | Ancient beech woodland

In all about 14.22 acres



The Loft, Tisbury, Wiltshire, SP3 6JG

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SITUATION

Park Farm house is located on the eastern fringe of the charming unspoilt village of East Knoyle on the Wiltshire / Dorset border. This vibrant village has an excellent community run shop / post office, village hall, church and playground.

Additional local facilities are available in nearby Hindon with two good dining pubs. Tisbury has a wealth of boutique shops and facilities as well as a railway station to London (Waterloo) taking from 1 hour 50 mins. The towns of both Shaftesbury and Gillingham offer an excellent variety of shops and supermarkets including a Waitrose. There are good road links to the other main towns in the region including Bath, Salisbury as well as to the South Coast. The nearby A303 provides access to London, the West Country and wider motorway network. The nearest regional airports are Bristol and Bournemouth.

The property is located within the Cranborne Chase Area of Outstanding Natural Beauty with many beautiful footpaths and bridleways ideal for participating in a variety of rural pursuits including walking, riding, cycling. The area is also renowned for its field sports. Racing is at Wincanton, Bath & Salisbury with golf at Rushmore, Wincanton & Sherborne. There are excellent state schools at Gillingham or Shaftesbury and private schools locally include Port Regis, Sandroyd, Hanford, Hazelgrove, Sherborne, Bryanston, Kings Bruton, Millfield & Downside.





DESCRIPTION

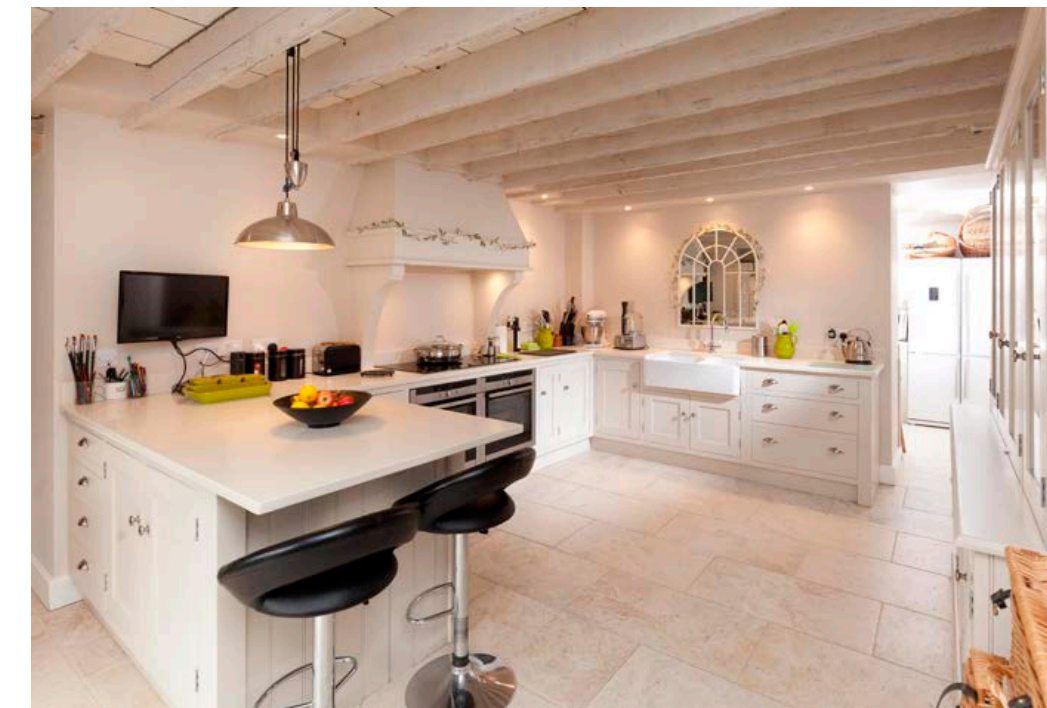
Park Farm is a handsome family house which is believed to date from the early 19th Century with later additions. It is grade II listed and built of mellow stone elevations clad with roses under a tile roof. The current owners have carried out an extensive renovation programme both internally and externally during their ownership. This also includes the installation of a new bio-mass heat plant which under the Renewable Heat Incentive scheme receives a quarterly payment from Ofgem. All the properties and outbuildings now present very well.

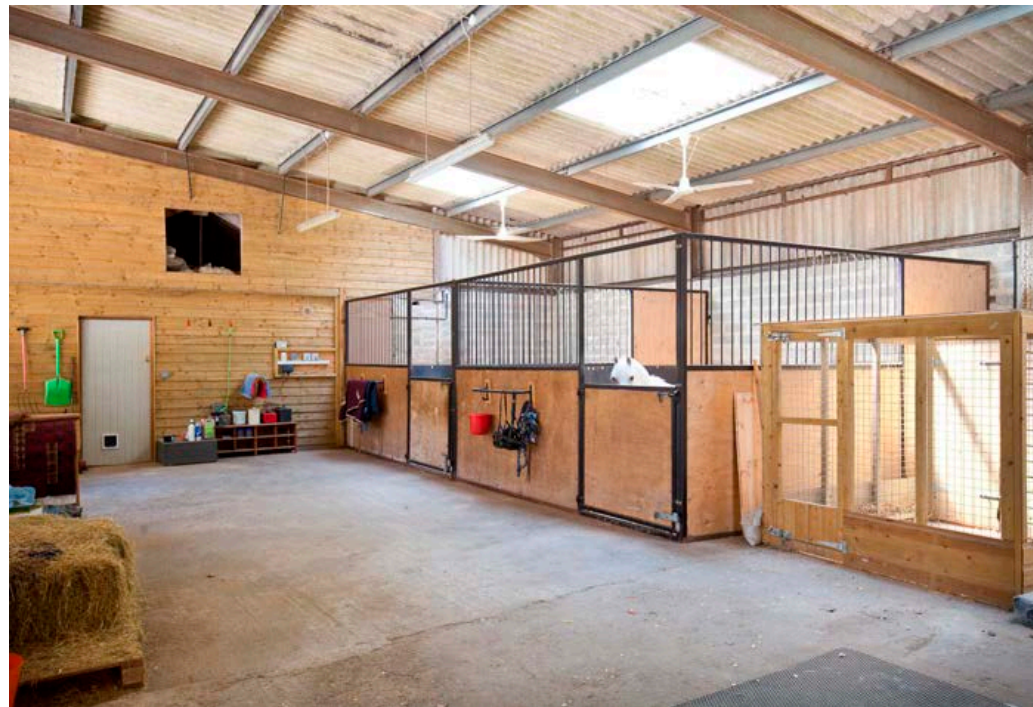
Internally, the rooms are well-proportioned with good ceiling heights and abound with period detail including, working fireplaces and shutters and a blue lias stone floor. The accommodation is comfortable and well laid out for both entertaining and modern family living. The kitchen / breakfast room has a beautiful hand built range of cupboards with granite worktops, 2 oven electric aga, Neff oven, induction hob and matching utility room. Off the kitchen is a charming sitting room with a woodburning stove.

On the first floor there are 3 bedrooms, a shower room and further bedroom / study. On the second floor, there is a large bathroom with separate shower, 2 further bedrooms, study and attic storage. There are lovely views over the gardens and grounds towards fields on the other side of the lane. For room dimensions and layouts please see the floor plans.

THE OLD STABLES

Situated to the east of the main house and within the central courtyard is this pretty ancillary stone and slate cottage which has been finished to an exceptional standard. A glazed front door opens into a good sized sitting / dining room with a wood burning stove. This leads to a lovely kitchen (of similar quality to the main house) with double Neff oven, induction hob, handbuilt cupboards with granite worktops. Beyond is a good sized utility / bootroom and separate WC. On the first floor there are two en-suite bedrooms.





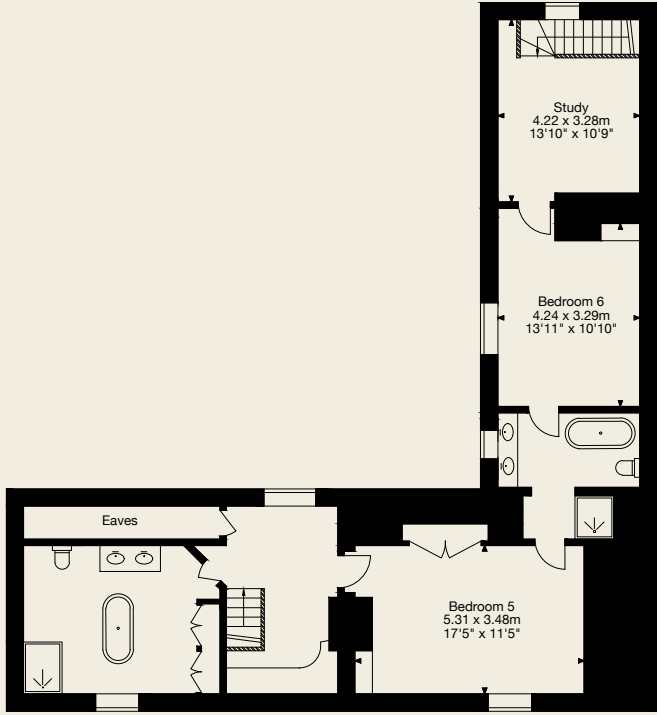
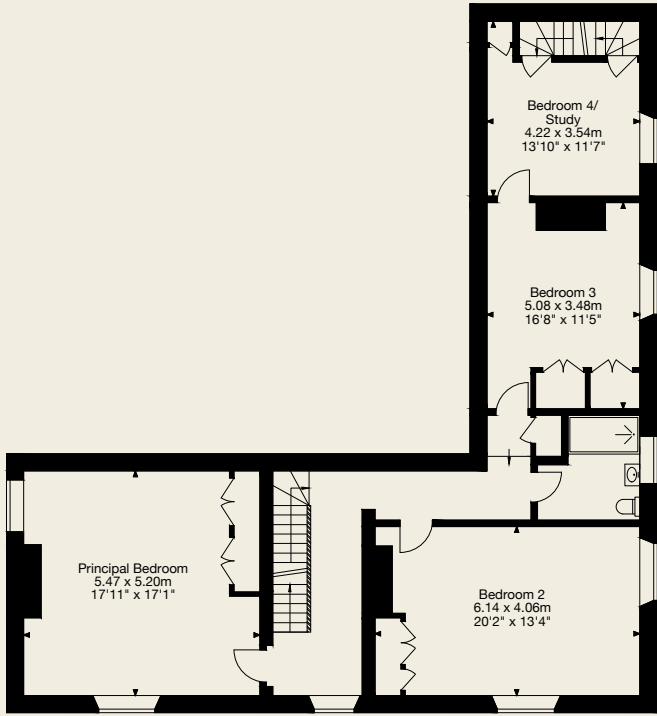
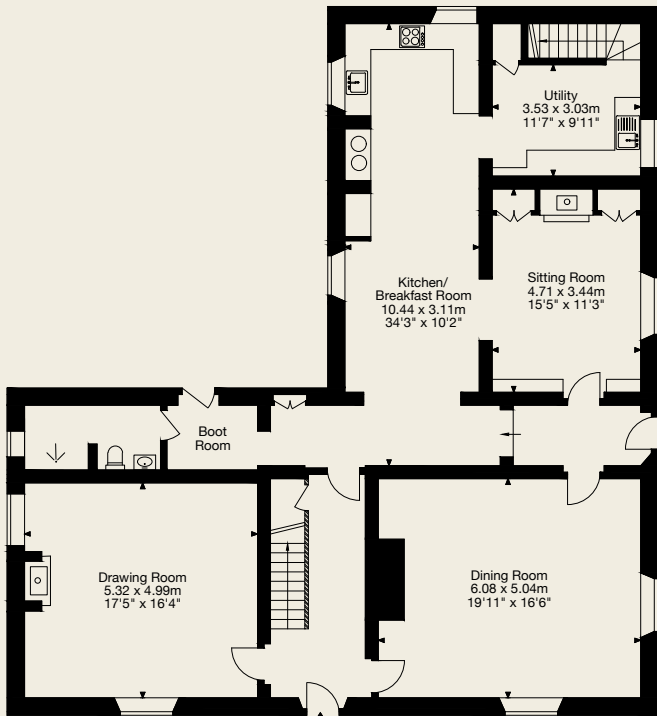
OUTBUILDINGS

These are a mix of traditional and agricultural buildings, predominantly to the north and east of the house. A stone / tile outbuilding houses a large workshop, haybarn and 2 loose boxes. Adjoining is a steel framed agricultural barn with 2 further loose boxes, tackroom, and internal; timber building which is accessible north or south end housing the bio-mass boiler and wood pellet system. A range of stores runs alongside the south side of the courtyard and an open fronted 3 bay carport along the east. Further to the west is a pretty timber / tile granary on staddle stones, which is grade 11 listed.

GARDENS, GROUNDS & WOODLAND

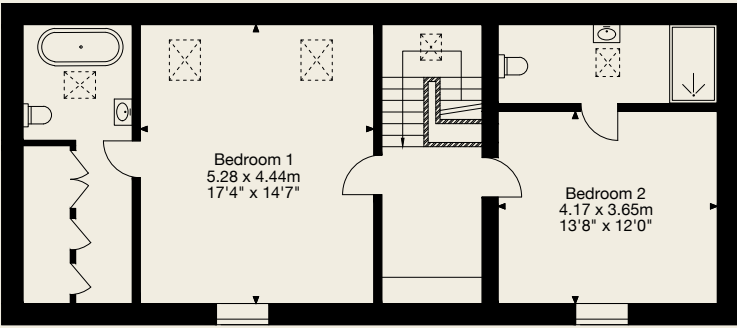
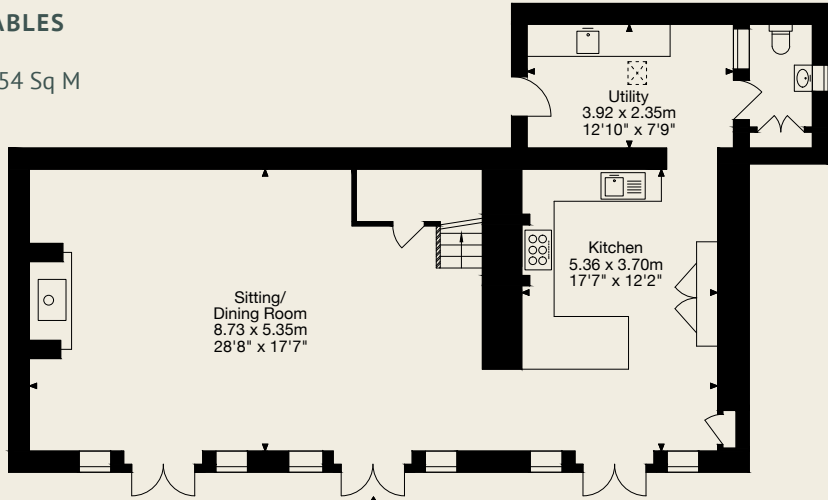
The formal gardens lie to the south of the house with lawns stretching away and a variety of well stocked herbaceous borders and many fine David Austin roses. There are a number of apple trees, box topiary and a pretty central Sorbus tree within the main courtyard. The property can be approached via 2 driveways with the eastern one having electric security gates. To the west are useful paddocks and an area of young woodland which has been planted with native English trees. To the north is a good area of predominantly beech woodland with some sycamore and holly. This is a beautiful area of woodland, particularly in the late spring and summer with access from the house via tarmac and 4 wheel drive tracks.

PARK FARM
TOTAL
3,907 Sq Ft - 363 Sq M

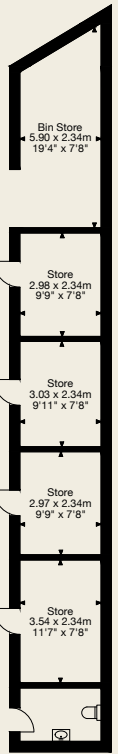
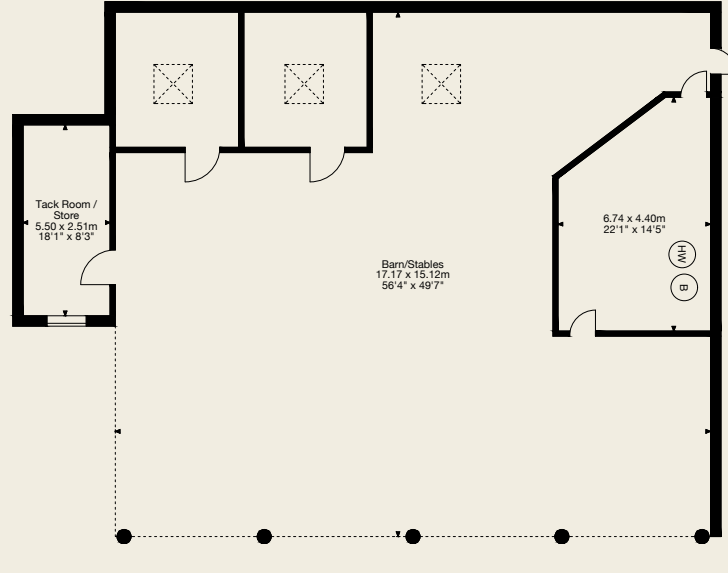
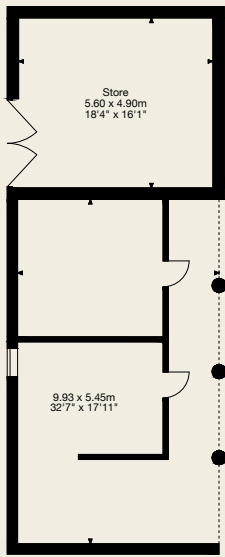


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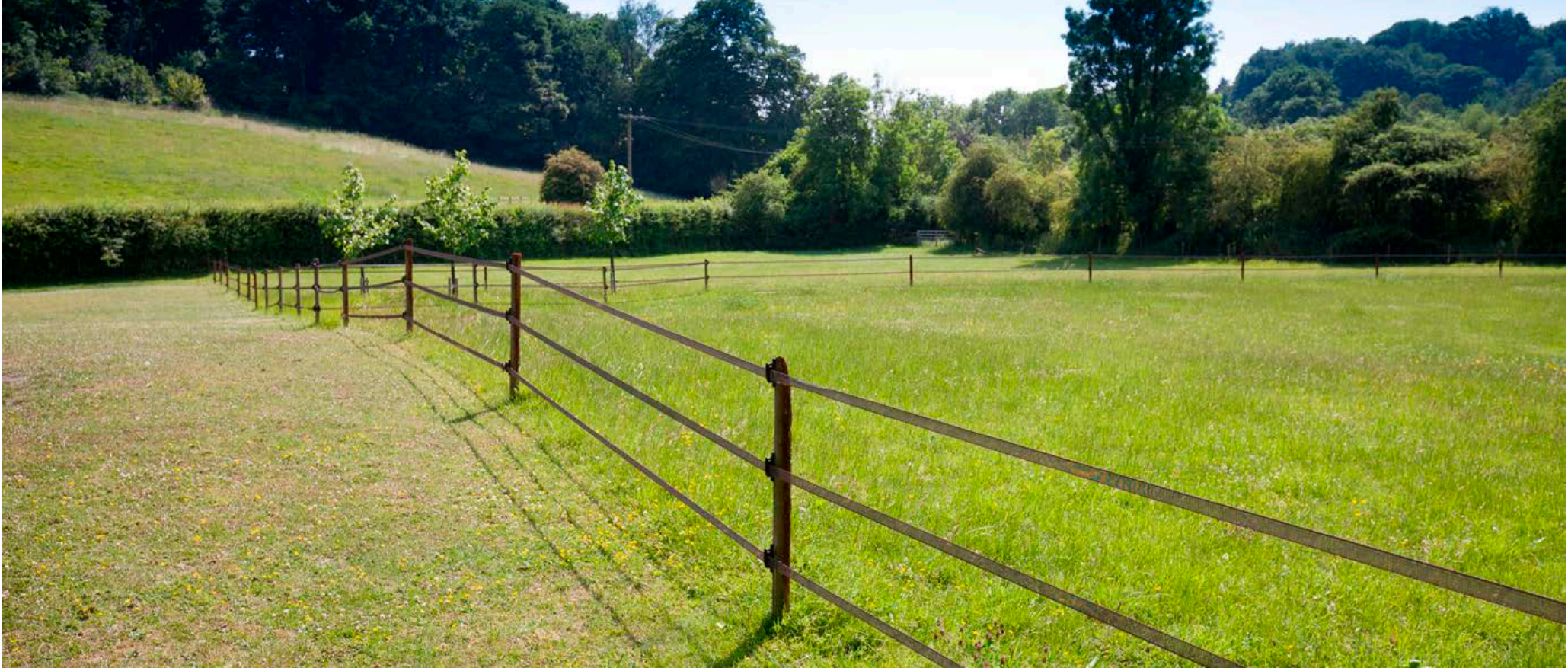
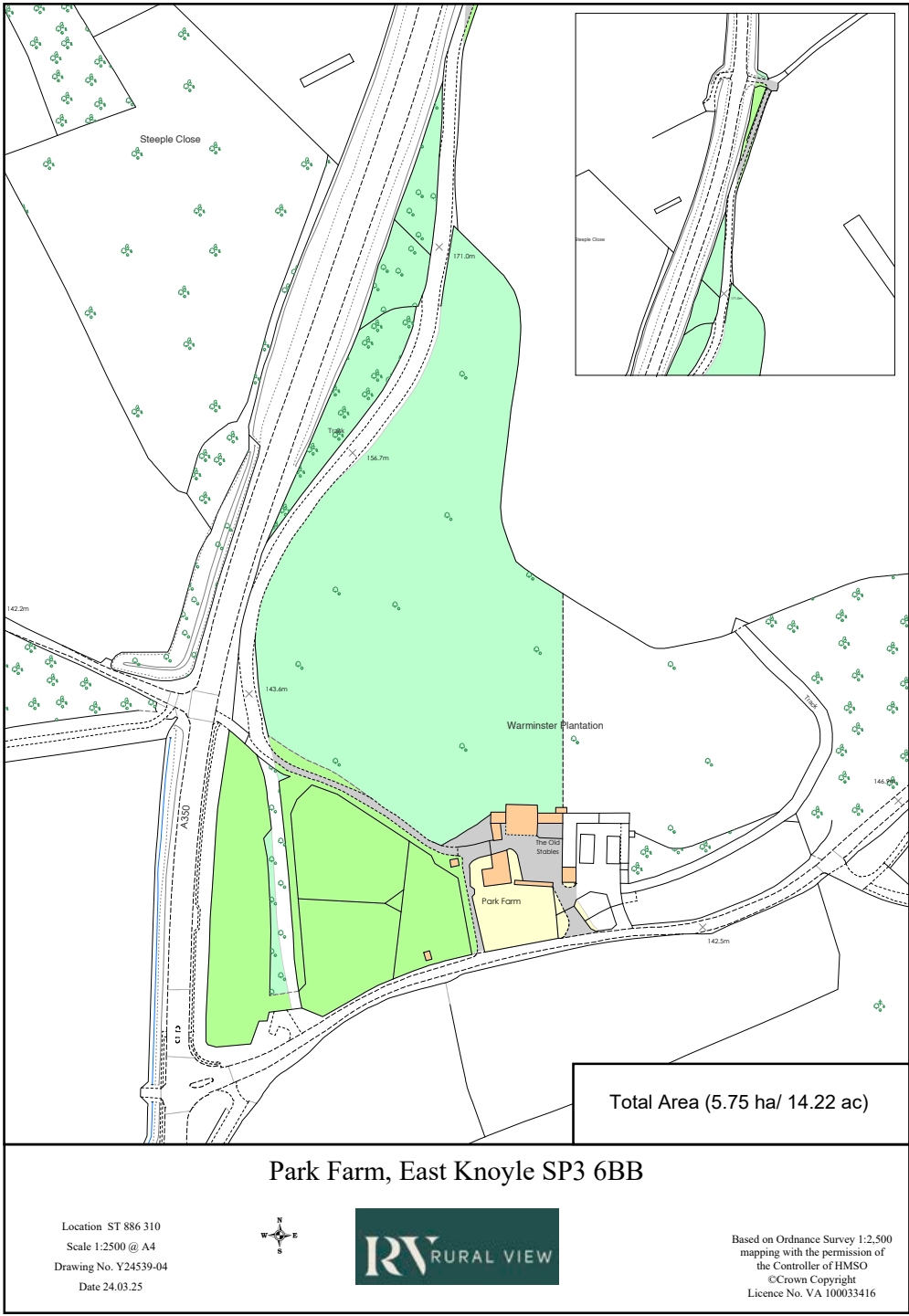
THE OLD STABLES
TOTAL
1,657 Sq Ft - 154 Sq M



OUTBUILDINGS
TOTAL
1,431 Sq Ft - 133 Sq M



Outbuildings
(Not Shown in Actual Location / Orientation)



DIRECTIONS (SP3 6BB)

From Hindon head south west towards East Knoyle / Milton. After 1.5 miles you will drop down through some woodland and as it starts to flatten out you will see the entrance drive on the right hand side.

FIXTURES AND FITTINGS

Unless specifically mentioned all fixtures & fittings and garden statutory are excluded from the sale. Some items may be available by separate negotiation.

SERVICES

Mains water & electricity. Private drainage. Bio-mass heating & hot water.

EPC

Park Farm: G
The Old Stables: D

LOCAL AUTHORITY

Wiltshire Council

WHAT3WORDS

decking.position.decorate

VIEWINGS

Strictly by appointment with the vendor's sole agents Rural View 01747 442500

AGENTS NOTE

There is a bridleway going up the secondary drive to the A350.



