

# DOWN HOUSE

WYLYE, WILTSHIRE



**RV**  
RURAL VIEW

# DOWN HOUSE

High Street, Wylye, Warminster, Wiltshire, BA12 0QN

Codford 3.5 miles, Tisbury 7 miles, Wilton 9 miles Warminster 10 miles, Salisbury 12 miles, Bath 29 miles.

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A HANDSOME LISTED VILLAGE HOME DATING BACK TO THE 17TH CENTURY SITUATED  
IN THE BEAUTIFUL WYLYE VALLEY WITH AN ANNEXE & DELIGHTFUL GARDENS

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Drawing Room | Sitting Room | Dining Room | Conservatory | Kitchen | Reception Hall

Three Bedrooms | Three Bath/Shower Rooms | Utility Room | Cloakroom,

Self-Contained One Bedroom Annexe | Sitting/Dining room | Kitchen | Shower Room

0.74 of Acre of Gardens & Grounds

Garaging/Ample Parking



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The Loft, Tisbury, Wiltshire, SP3 6JG

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## SITUATION

Down House is situated in the heart of the pretty conservation village of Wylde which is known for its friendly community and for being surrounded by the attractive countryside of the valley that bears the same name. Wylde has a church with 13th Century origins, a village hall and a highly rated pub: The Bell which also serves as the village shop whilst a supermarket, garage, primary school, doctors surgery & vets can be found at Codford less than 4 miles away. The River Wylde is famous for its fly fishing and a young William Corbett spent a happy summer exploring the valley in the 1770's inspiring him in later life to travel back to Wiltshire and he mentions the village in his famous travelogue 'Rural Rides'.

Wylde is roughly midway between the medieval cathedral city of Salisbury and the market town of Warminster. The former has extensive facilities including shopping, arts, entertainment and leisure facilities, a district hospital and railway station with direct rail services to London (Waterloo) and the West Country.

Warminster also has a choice of shopping, and recreational amenities as well as a station. Located near the junction of the A36 and A303, there is ready access to the other principal towns in the area including Andover, Bath, Blandford, Devizes, Frome, Shaftesbury and Wincanton as well as to the South Coast. The A303 trunk road joins with the M3 motorway making London accessible for the motorist. Many families are drawn to the area by the wide choice of excellent schools in both the state and private sectors.

Located in the Cranborne Chase National Landscape, an International Dark Skies Reserve, Wylde is an ideal base from which to explore the undulating countryside of the Wylde Valley and for a variety of rural pursuits such as walking, riding and cycling as well as traditional field sports. There are golf courses at Tollard Royal, Salisbury, Warminster and Wincanton with racing at Bath, Salisbury and Wincanton and sailing at Shear Water near Warminster. There are a string of attractive villages and hamlets along the valley's 'back road', many with traditional

country inns and the area is rich in places of interest such as the Longleat Estate, Old Wardour Castle, Salisbury Cathedral, Stonehenge, Stourhead Gardens and Wilton House whilst the Langford Lakes Nature Reserve, a wonderful haven for birdlife, is just two miles away.

## PROPERTY

Down House is a most impressive Grade II Listed village residence built with limestone external elevations under clay tiled roofs and stone mullion windows to the front. Thought to date back to the 17th Century with a 20th century wing to the rear and a single storey annexe added circa 2000, internally, the property has retained plenty of charming period features with many of the rooms having a fine elegant feel. The accommodation offers considerable versatility as to how it can be enjoyed and subject to consent, parts of the house could be adapted to suit the needs of a new owner. Although generally well presented, the property would benefit from some updating and offers great potential.

On the ground floor is a welcoming reception hall with wood block flooring and original wooden stairs to the first floor, a rear hall with a cloakroom and an elegant drawing room arranged in two areas with an open fireplace and leading to a light and airy conservatory overlooking the garden. The cosy sitting room has an open fireplace and built in cupboards and leads to the farmhouse style kitchen with fitted units, an oil-fired Aga and on to a utility room, a lobby area with a walk-in larder and the good-sized dining room, ideal for entertaining. On the first floor is a galleried landing giving access to two spacious double bedrooms, a bathroom and a shower room. A second staircase from the kitchen leads to a third double bedroom which has an en-suite bathroom.

The Annexe has access from both the garden and the dining room and consists of a sitting/dining room, fitted and equipped kitchen, double bedroom and a shower room. This area would be ideal as family, guest or staff accommodation or as an income earner or work facility.

#### OUTSIDE

To the front is a stone paved terrace, lavender borders, shrubs

and wisteria. Approached from a lane to the side, a five-bar gate leads to a gravelled drive providing parking, a pair of garages and onto a further parking area by the house and gates to the High Street. The gardens and grounds are a delightful feature of Down House and extend to around 0.74 of an acre. They are arranged in various distinct and pretty areas with lawns, beautifully stocked flower, rose and shrub borders, a variety of ornamental, mature and fruit trees and paved seating areas. There is also a former pond and garden store.

#### DIRECTIONS (POSTCODE)

For Satnav the postcode is BA12 0QN

What3words: plantings.grace.upset

From London, follow the A303 West to the Deptford Interchange with the A36, take the exit signed to Salisbury, Warminster, Wilton & Codford, ignoring the sign to Wylve A303. On the slip road take the right fork signed to Wylve, turn right at the T junction and then immediately left to Wylve. Follow the lane into the village and the property is on the right shortly after the village hall.

#### TENURE

The tenure of the property is Freehold.

#### SERVICES

Mains water, electricity and drainage, oil fired heating and hot water.

#### LOCAL AUTHORITY

Wiltshire Council

#### OUTGOINGS

Council tax band G.

#### EPC

As a Listed property, an Energy Performance Certificate is not required under the present regulations

#### BROADBAND SPEEDS (OFCOM)

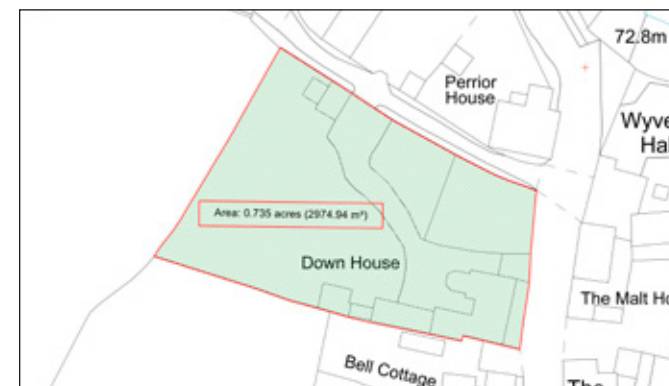
Standard 18 Mbps, Superfast 80 Mbps, Ultrafast 1,000Mbps (Ofcom)

#### 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.

#### VIEWINGS

Strictly by appointment with Rural View.



Down House, Wylfe, Warminster BA12 0QN

Gross Internal Area (Approx.)

Main House = 339 sq m / 3,648 sq ft

Garage = 27 sq m / 290 sq ft

Outbuilding = 12 sq m / 129 sq ft

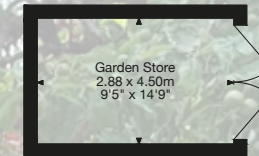
Total Area = 378 sq m / 4,067 sq ft



First Floor



Garage



Outbuilding



Ground Floor  
Main House

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