

2 GREY MEWS

FOVANT, WILTSHIRE



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Church Lane, Fovant, Salisbury, Wiltshire SP3 5LA

Tisbury 3.5 miles, Shaftesbury 10.5 miles, Salisbury 10.5 miles

A beautifully presented barn conversion on the edge of a popular Nadder Valley village with versatile accommodation, a delightful garden & countryside views

Good-Sized Sitting Room | Garden Room

Dining Room | Kitchen

First Floor Bedroom with En-Suite Bathroom

Ground Floor Bedroom | Shower Room

Integral Garage with Conversion Potential | Generous-Sized Garden | Lovely Rural Outlook



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SITUATION

2 Grey Mews is situated in a tucked away corner setting in a former farmyard on the edge of the popular Nadder Valley village of Fovant, famous for the military badges cut into the chalk downs. Grey Mews is located at the end of a no-through lane next to the medieval parish church of St George. Fovant has good local facilities including a shop/post office, doctor's surgery, playground, village hall, garage and a pub; The Greater Good. The larger village of Tisbury is 3.5 miles away and has a fine reputation for the quality of its independent shops, boutiques, eateries and a range of amenities which include a sports centre, dentists, vets, primary school and railway station with direct services to London Waterloo. It is also the home of Messums West, a contemporary arts centre housed in an historic thatched tithe barn.

Fovant is located midway between the Saxon hilltop market town of Shaftesbury and the medieval cathedral city of Salisbury, both around 10.5 miles away. The former has a good choice of shops, supermarkets, eateries, a secondary school, cottage hospital and is famous for the picturesque, steeply cobbled street of Gold Hill whilst the latter has more comprehensive shopping, arts & leisure facilities and a district hospital.

The area's other principal towns including Andover, Bath, Blandford, Sherborne and Warminster are all linked via the local road network as is the South Coast. The West Country, London and the motorway network are accessible by the A303. Many families are drawn to South Wiltshire by the choice and quality of the area's state and private schools.

Set amidst the attractive undulating countryside of the Nadder Valley, part of the Cranborne Chase National Landscape, Fovant is an excellent base from which to explore many miles of footpaths and bridleways and there are a variety of rural pursuits available including walking, riding, cycling and field sports. Racing is at Salisbury, Bath and Wincanton and golf at Tollard Royal, Warminster and Salisbury. There are several excellent dining pubs in the vicinity as well as many places of interest such as the Longleat Estate, Old Wardour Castle, Stourhead Gardens, Wilton House and the Fovant Badges.

PROPERTY

2 Grey Mews is a most attractive cottage style barn conversion forming part of an L shaped range of former cattle buildings. Built with local Chilmark stone external elevations under slate

tiled roofs, the beautifully presented accommodation has plenty of character and charm. It is laid mainly out on one level with the principal bedroom suite taking up the first floor of the 'tower'. The property has undergone a number of improvements in recent times whilst still allowing scope for further changes including the potential to convert the garage into additional living space, an office or studio. The result is a beautifully presented home ideal as a full-time residence, weekend retreat or an Airbnb opportunity.

The accommodation on the ground floor comprises a hallway, spacious sitting room with a high beamed ceiling and an open fireplace, a garden room overlooking the garden and beyond, dining room open plan to the kitchen, a light and airy double bedroom and a shower room. The large upstairs main bedroom has an en-suite bathroom and lovely views over the garden and

across the countryside of the Nadder Valley. There is scope to convert the attic over the dining room, kitchen and ground floor bedroom to create additional living space.

OUTSIDE

A drive providing parking leads to a small South facing patio area and the integral garage with a vaulted ceiling and doors to the rear. The good-sized, West facing garden sides on to fields and is a delight with its lovely rural outlook. Mainly laid to lawn, it has flower borders, ornamental trees, a vegetable area, garden shed, greenhouse and a further lawned area to the rear.

DIRECTIONS (SP3 5LA)

Approaching Fovant from the A30, turn into the High Street by the Greater Good inn signed to Chilmark & Dinton, pass the post office and surgery. Turn left at the village hall into Tisbury Road then turn right into Church Lane signed to St George's Church. Continue past the church and farm buildings. The property is in the top right-hand corner of the courtyard. What3words: torch.brittle.stoppage

TENURE

The tenure of the property is freehold.

SERVICES

Mains water, electricity and drainage, oil fired heating.

LOCAL AUTHORITY

Wiltshire Council.

OUTGOINGS

Council tax band E

EPC

E (47) – Please refer to the agents for the complete certificate

BROADBAND

Download speeds from Ofcom:
Standard 12Mbps, Superfast 41Mbps, Ultrafast 1800Mbps

VIEWINGS

Strictly by appointment with Rural View.

