

CONEYBURY HOUSE

WEST AMESBURY, WILTSHIRE



A handsome country house dating from the Art Deco era in a superb setting surrounded by charming gardens, paddocks, outbuildings and an ancillary property



CONEYBURY HOUSE

West Amesbury, Salisbury, Wiltshire
SP4 7BH

Hall | Sitting Room | Dining Room | Playroom / Snug | Study | Kitchen,
Pantry | Utility Room | Boot Room | WC | 4 Bedrooms | 3 Bathrooms

Charming mature gardens, expansive flagstone terrace,
and wood-fired hot tub

Garage with integrated biomass boiler, 2 stables, yard and
workshop / outbuilding

Post & railed paddock with water

2 bedroom bungalow with private garden and garage

Government-backed RHI income until October 2032

In all about 4.6 acres



RV RURAL VIEW

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SITUATION

Coneybury House is situated within the charming hamlet of West Amesbury to the north of the popular Woodford Valley with several excellent pubs. The area is very accessible, but also beautifully rural overlooking the River Avon water meadows with an abundance of wildlife all around.

The property is situated within the West Amesbury Conservation Area and the Stonehenge World Heritage Site, with many beautiful footpaths and bridleways nearby; ideal for participating in a variety of rural pursuits, including walking, riding, or cycling.

The nearby city of Salisbury, just 9 miles away, offers a rich cultural lifestyle, defined by its historic Cathedral, including an extensive Waitrose. The area is renowned for top-tier education, with both Bishop Wordsworth's and South Wilts Grammar Schools reachable in approximately 20–25 minutes. Further options include Godolphin, Chafyn Grove, and Salisbury Cathedral School, with Marlborough College also within reach.

For everyday needs, the property remains within easy reach of the market town of Amesbury for local amenities and access to the A303. Salisbury and nearby Grateley benefit from fast, direct trains to London Waterloo in as little as 1 hour 20 minutes, with up to 4 services an hour during peak times, balancing a truly rural lifestyle with excellent connectivity. There are also good road links to other main towns and transport hubs in the region, with Heathrow Airport reachable in approximately 90 minutes, alongside easy access to Bath, Bournemouth, and Southampton.

The area is also renowned for its fishing on the Rivers Avon, Test & Wylde. For further leisure, there is racing at Salisbury and golf at High Post and Upavon.

DESCRIPTION

Coneybury House is a handsome country house dating from 1929, with attractive stone portico and outer double doors. It is not listed and built of mellow painted rendered elevations clad with wisteria, roses & clematis under a thatched roof with elegant brick chimneys. Originally built as part of the Bailey Estate, one of the previous owners was J.K. Stanford author of the classic "The Twelfth".

Internally, the property offers about 3,325 sq ft of light well-proportioned rooms, with good ceiling heights and a wealth of period detail, including paneling, fireplaces with wood burners, bay window and slate floor. The accommodation is comfortable and well laid-out for both entertaining and modern family living.

The kitchen has a range of oak cupboards, a central island, all with granite worktops, and a wood pellet Aga style 4 oven cooker. Off the kitchen is a charming dining room with superb views over the gardens to the east as there are from all the rooms at the front of the house. On the first floor are 4 good-sized bedrooms and 3 bathrooms (2 en-suite).

In 2012 the house transitioned from oil to a renewable energy solution through an automated biomass heating system (further details below). Re-thatching of both the main roof (in water reed) and ridge was undertaken in 2019.

OUTSIDE

The property is approached up an impressive graveled drive flanked by lawns, a variety of shrubs and mature yew hedge creating a charming sense of arrival. A superb flagstone terrace wraps around the house to the south and west, bordered by lawns and well stocked herbaceous borders. To the rear of the garden in a slightly elevated position is a wood fired hot tub. Within the gardens and grounds are a huge variety of mature and specimen trees including Chinese tulip, copper beech, horse chestnut, weeping pear, apple and flowering cherry.

Situated to the northwest of the main house there is a graveled yard with further useful parking for a tractor and horse box, 2 stables and a workshop / storage building. To the south is a large post & rail paddock with water extending to about 3.2 acres. In the southwest corner there are some old stables / field shelter which are in need of updating. From the paddock there are extensive views and it is a great place for watching wildlife.



CONEYBURY BUNGALOW

Approached via a spur off the drive is a single storey detached bungalow which is currently vacant but has historically provided useful rental income for the owners with various long-standing tenants. It comprises a sitting room, kitchen, 2 bedrooms, and bathroom. The property has its own garden, mainly laid to lawn, with parking and single garage.

BIOMASS BOILER AND RHI INCOME

Coneybury is served by a fully automated, commercial grade 65kW HDG Bavaria biomass boiler. The heating system provides a shared infrastructure for both the main house and bungalow, maximizing efficiency and ensuring a significantly reduced carbon footprint across the holding.

Accredited under the UK Government's Non-Domestic Renewable Heat Incentive (NDRHI) in October 2012, the system provides RPI-linked payments through to October 2032. Currently generating in excess of £5,000 per annum, these payments effectively offset the annual heating and hot water costs for both dwellings. Notably, the 65kW capacity offers significant headroom, with a Tier 1 revenue ceiling exceeding £12,000 per annum, ensuring the infrastructure is future-proofed for the long-term thermal requirements of the house and bungalow.

The system is professionally maintained via an annual service (c. £500) by a HETAS-approved Biomass Maintenance Scheme engineer. The scheme is fully transferable to new owners. Full historic payment schedules and service records are available on request.



GENERAL REMARKS & STIPULATIONS

POSTCODE

SP4 7BH

WHAT 3 WORDS:

///highly.charm.instilled

EPC

Coneybury House: D

Bungalow: C

SERVICES

Mains water (recent upgrade) and electricity, private drainage. Biomass central heating system. Broadband: Up to 76 Mbps download / 15 Mbps upload (Full Fibre Broadband is currently being built in the area)

LOCAL AUTHORITY

Wiltshire Council.

Coneybury House: Band G

Bungalow: Band D

FIXTURES & FITTINGS

Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

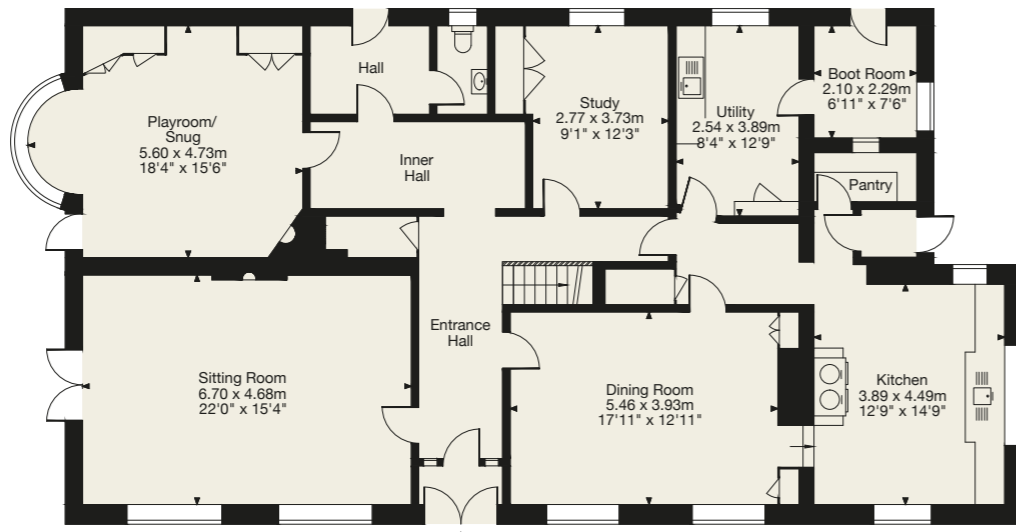
VIEWING

Strictly by appointment with sole agents Rural View

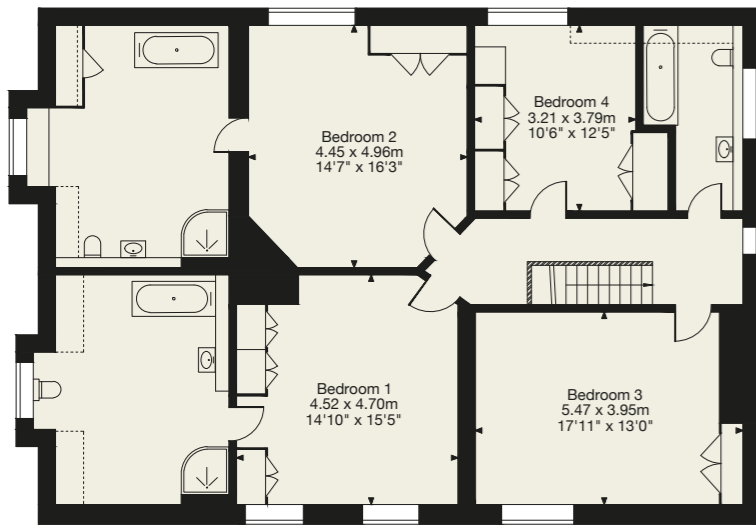


Coneybury House, West Amesbury, Salisbury SP4 7BH

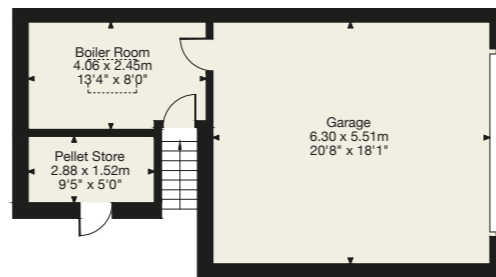
Gross Internal Area (Approx.)
 Main House = 309 sq m / 3,325 sq ft
 Bungalow = 74 sq m / 791 sq ft
 Garages = 67 sq m / 717 sq ft
 Outbuildings = 87 sq m / 931 sq ft
 Total Area = 537 sq m / 5,764 sq ft



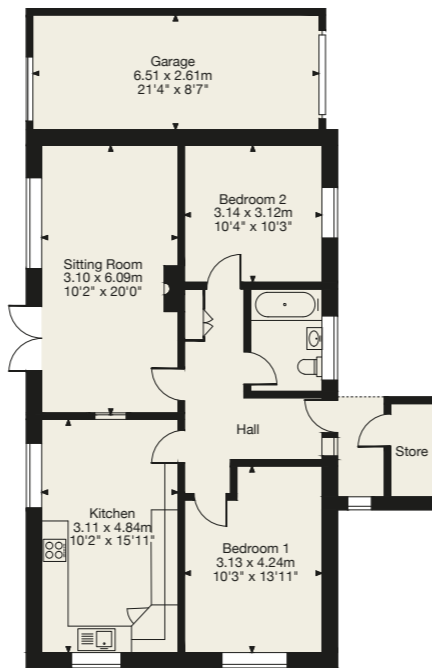
Ground Floor
Main House



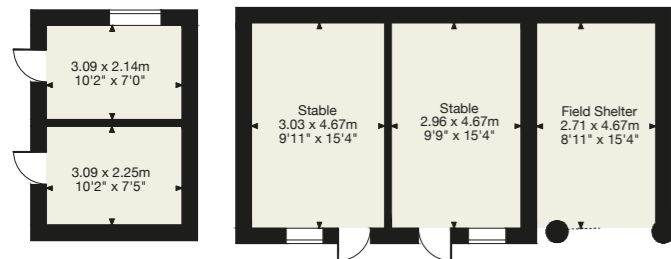
First Floor



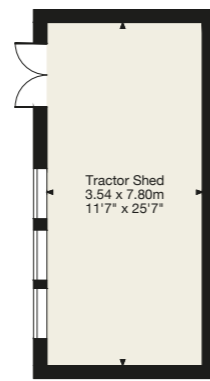
Garage



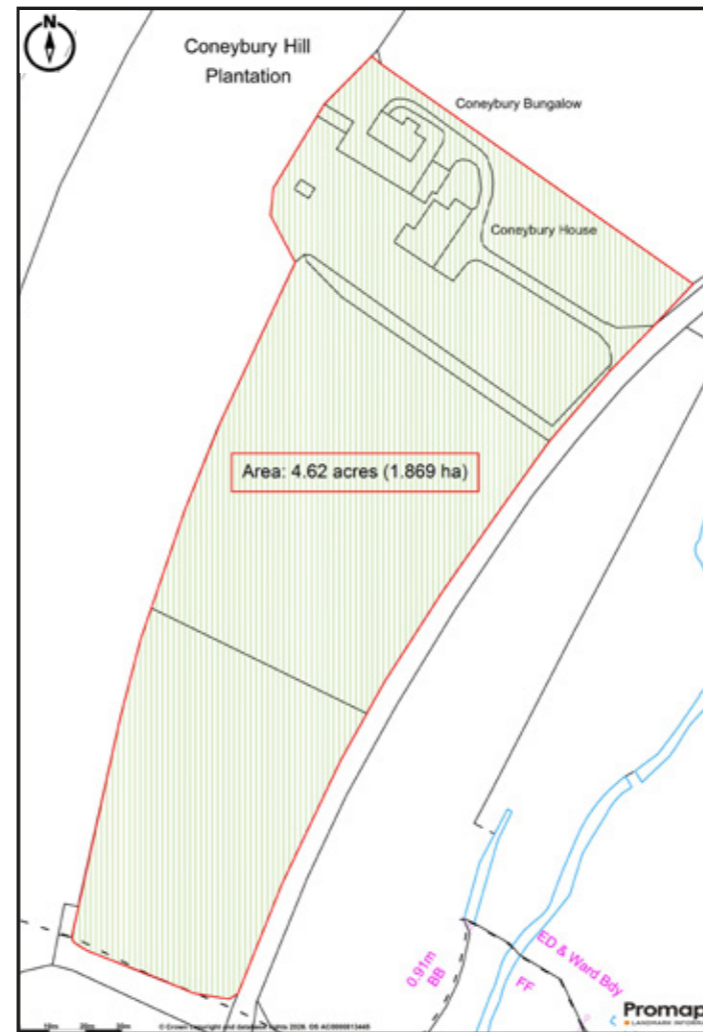
Bungalow



Stables



Outbuilding



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