

# Manor Farm House

Teffont Magna, Wiltshire





## ATTRIBUTES

- Idyllic Chilmark stone Georgian country house with generous living spaces, including a 28 ft kitchen / dining / orangery
- Bespoke handmade kitchen fitted with 4 oven Aga and double electric companion oven
  - 6 good sized bedrooms and 5 bath / shower rooms (2 en-suite)
- Extensive gardens with a variety terraces ideal for entertaining
  - Part walled vegetable garden with 3 greenhouses & polytunnel
- Front & rear drives with electronic gates
- Snooker Room, Games Room & Gym
- 3 beautifully restored cottages with significant income generated from several letting channels
  - Extensive range of Chilmark stone model farm buildings
    - 12 Loose boxes, feed & tack rooms. Olympic sized indoor riding arena (20 x 60m) with 98 KW solar array, Outdoor arena (20 x 58m), additional garaging & barns
      - Modern hangar (12.5 x 11.5m) and 450m airstrip
- Excellent walking and riding in all directions
- Set in 34 acres, surrounded by beautiful open countryside of the Teff & Nadder valley





# MANOR FARM HOUSE

Teffont Magna, Wiltshire SP3 5QY

## PROPERTY SUMMARY

5,898 sq ft ( Main House)

5 Reception Rooms | Kitchen Breakfast Room / Orangery  
Cellars | 6 Bedrooms | 5 Bath / Shower Rooms  
Charming gardens | 3 immaculate 2 bed cottages Model  
farm buildings with extensive equestrian facilities  
Pasture & paddocks

**In all about 34 acres.**

**A fine late Georgian country house with a superb range of barns / outbuildings & cottages in an idyllic setting.**

Manor Farm is an incredibly rare opportunity, being one of the principal houses in this sought-after village.

It is a most handsome country house built in the early 19th Century of Chilmark and Hurdcott stone under a tile roof. Complimented by a range of model Victorian farm buildings incorporating superb equestrian facilities. The fabulous kitchen / breakfast area has been en-larged with a superb Marston & Langinger orangery which creates a great space at the heart of the house.

The owner of Manor Farm was an early adopter of the then new PV technology in 2011 and the owners now lead a carbon-positive life.

They use no fossil fuel for heating, lighting or hot water.

Their PV arrays have been running for 15 years and generate enough electricity for all of their needs and then some, allowing them to export the excess to the Grid. The production of clean green electricity at Manor Farm saves an equivalent of some 500 tonnes of Carbon Dioxide per year, offsetting the owners' carbon footprint to the point where they have a net carbon-positive footprint.

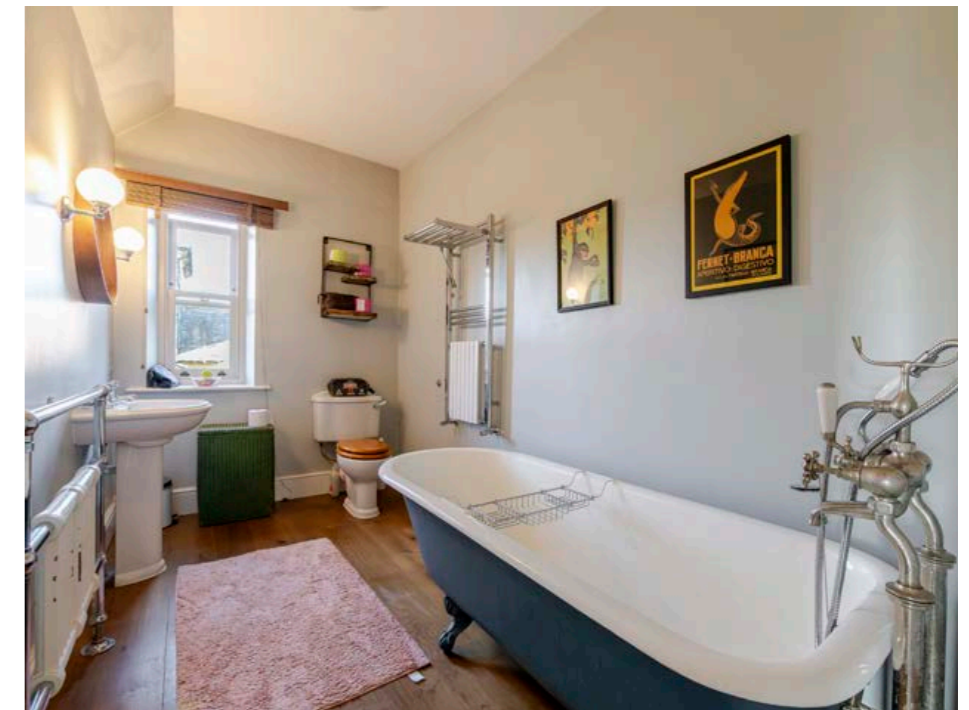
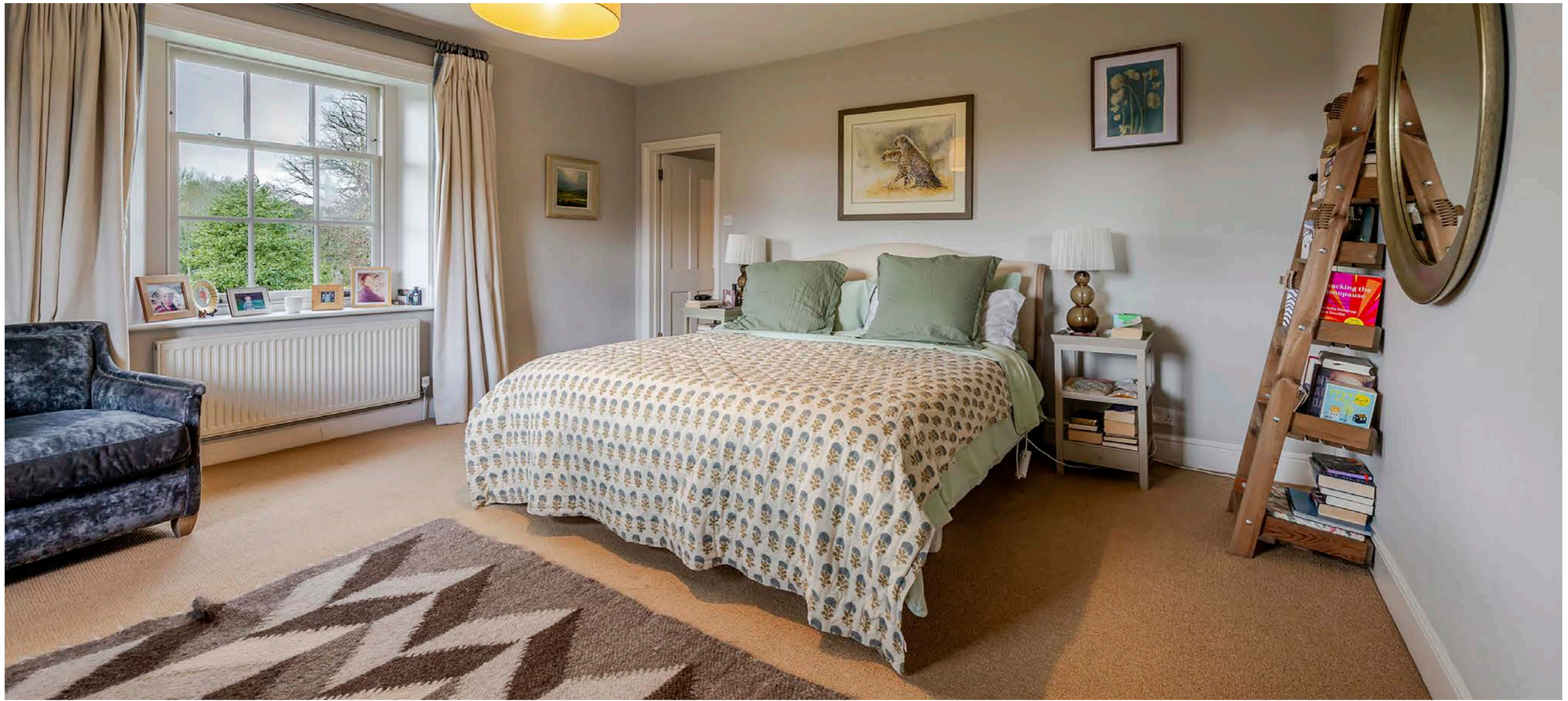
Rural View  
The Loft,  
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A variety of Cottage interiors



## AREA GUIDE

Manor Farm is located in a beautiful pocket of countryside on the edge of the village of Teffont Magna, which is renowned for the pretty meandering chalkstream "The Teff" which flows into the River Nadder. Neighbouring Teffont Evias is largely privately owned and soon to be home to Teffont House, a boutique hotel owned by The Beckford Group. Much of the local area is part of the Cranborne Chase Area of Outstanding Natural Beauty which offers exceptional countryside and is famed for its dark skies.

The desirable village of Tisbury (which regularly features in the Sunday Times top 10) is about 5 miles to the south west, offering a selection of boutique shops, deli, butcher and Messum's Wiltshire and station to London Waterloo (from 1 hour 50 minutes). Westbury station (27 minutes drive), also has trains to London Paddington from 1 hour 18 minutes. There are a number of highly regarded pubs locally including, The Compasses Inn, The Beckford Arms and The Royal Oak.

More extensive shopping facilities are available in the Cathedral City of Salisbury to the east or Shaftesbury and Gillingham to the west. The Georgian city of Bath is easily accessible offering excellent shopping, the arts, excellent restaurants and rugby.

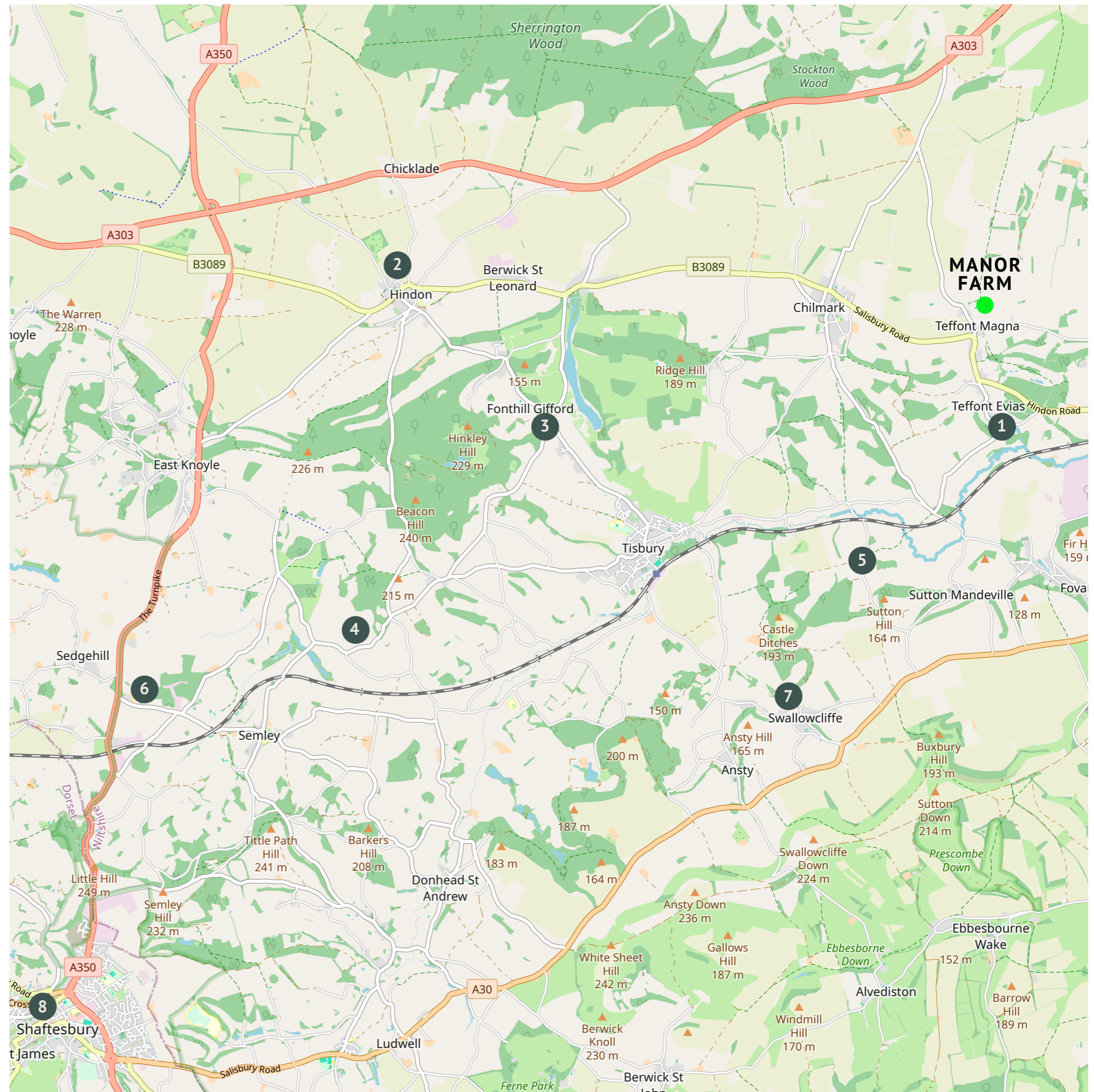
The area is renowned for its superb variety of schools. Private schools include Port Regis, Sandroyd, Clayesmore, Hanford, Hazelgrove, Godolphin, Sherborne, Bryanston and Marlborough. There is a good choice of state primary schools locally, such as Wardour Primary School, as well as Bishops Wordsworth & South Wilts Grammar schools in Salisbury.

## DISTANCES

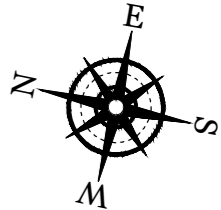
Tisbury Station 5 miles, Shaftesbury 13.5 miles, Salisbury 11 miles, Bath 32 miles, Southampton Airport 35 miles.

## PLACES TO EAT & DRINK

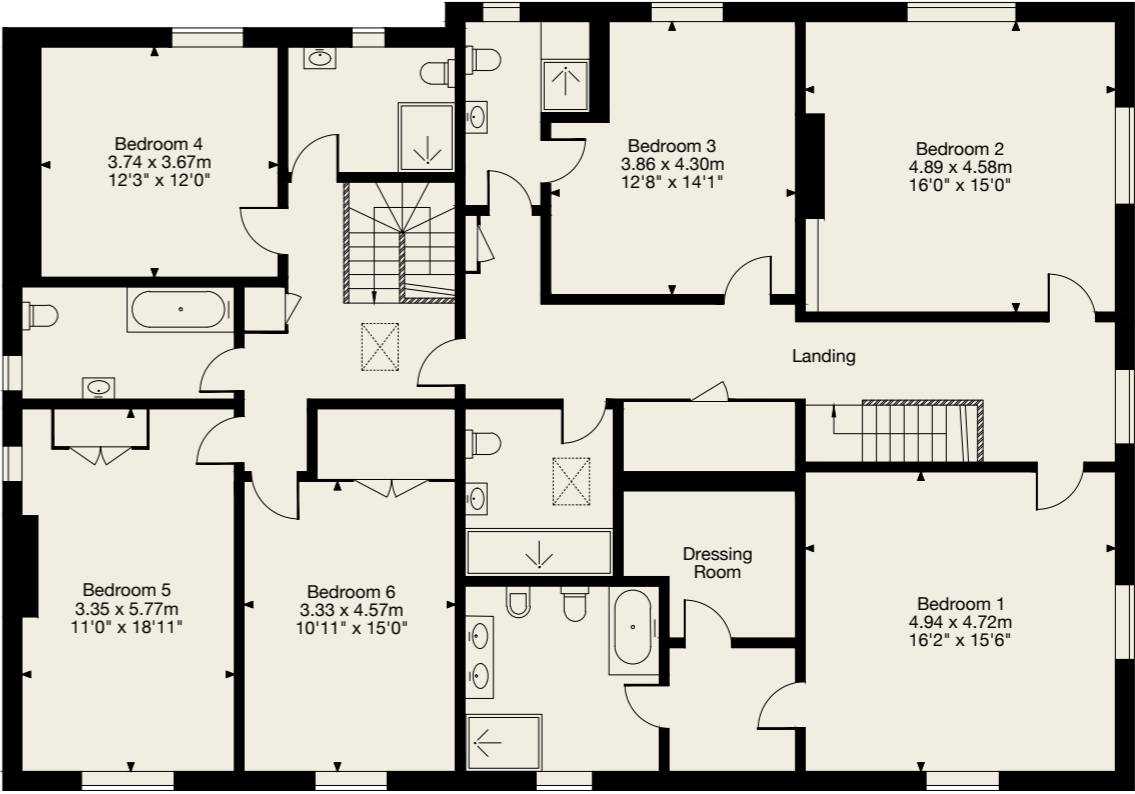
1. Teffont House, Teffont Evias
2. Grosvenor Arms, Hindon
3. The Beckford Arms
4. Pythouse Kitchen Garden
5. The Compasses Inn
6. Compton Macrae
7. The Royal Oak, Swallowcliffe
8. The Grosvenor Hotel, Shaftesbury



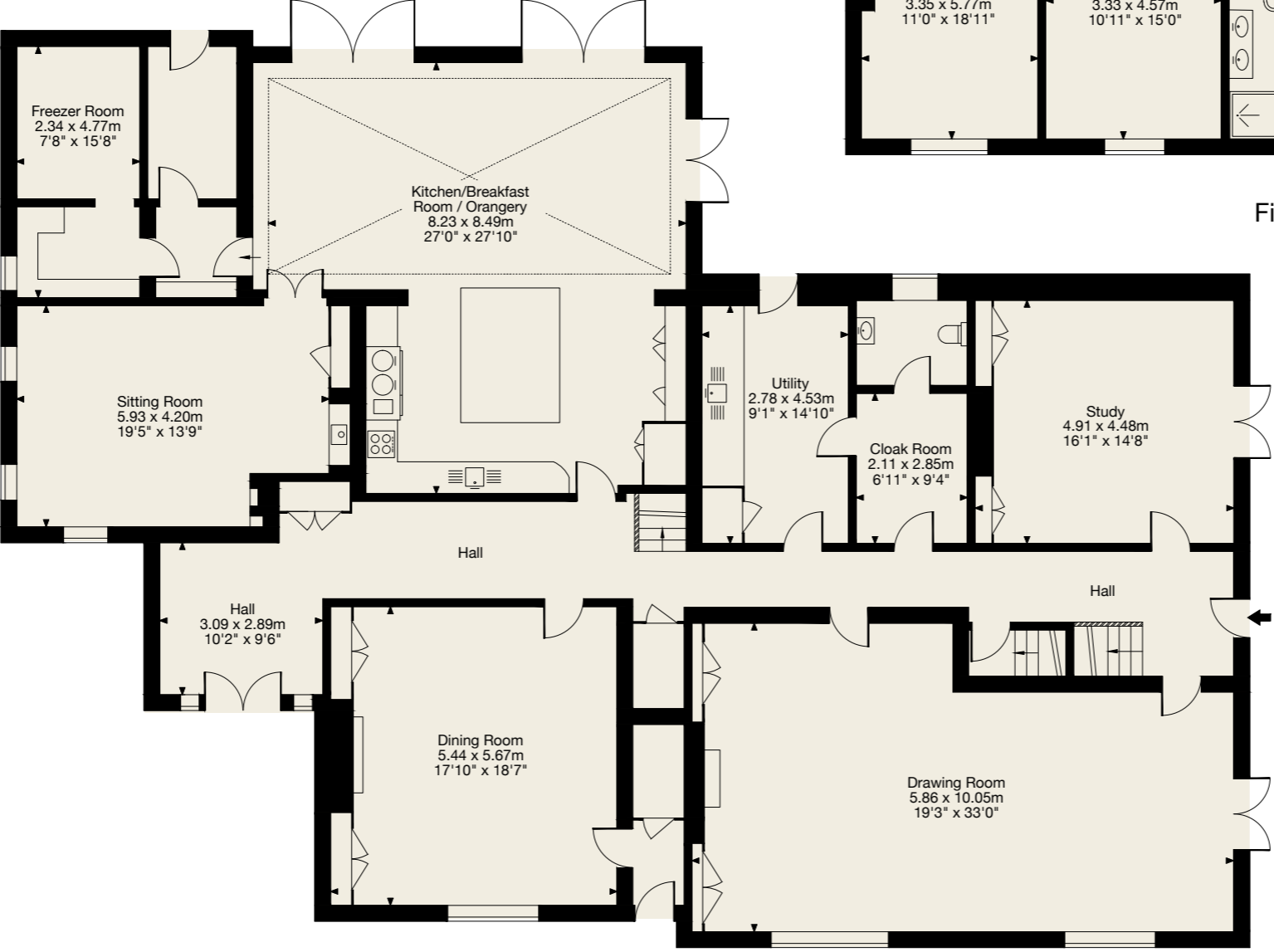
# MANOR FARM HOUSE



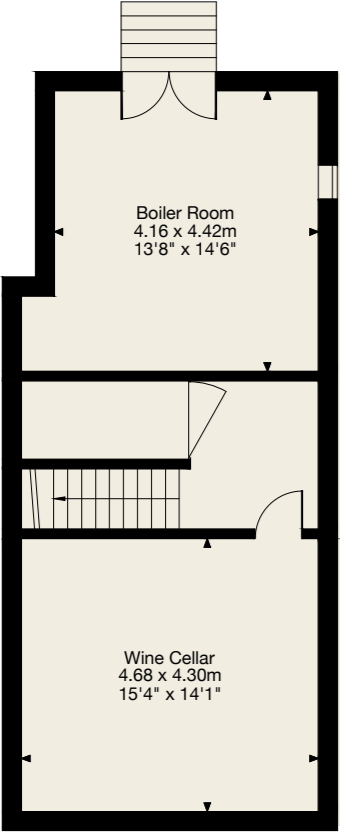
- MAIN HOUSE**  
5,898 Sq Ft - 548 Sq M
- STABLE COTTAGE**  
2,002 Sq Ft - 186 Sq M
- THE GARRET**  
1,108 Sq Ft - 103 Sq M
- THE DOVECOT**  
1,011 Sq Ft - 94 Sq M
- OUTBUILDINGS**  
1,668 Sq Ft - 155 Sq M
- TOTAL**  
11,687 Sq Ft - 1,086 Sq M



First Floor

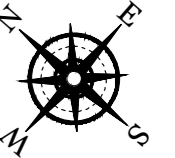


Ground Floor  
Main House



Cellar

# STABLE COTTAGE & THE OUTBUILDINGS



**MAIN HOUSE**  
5,898 Sq Ft - 548 Sq M

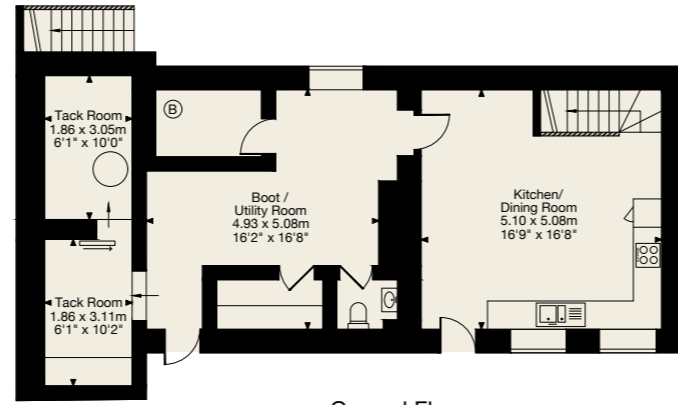
**STABLE COTTAGE**  
2,002 Sq Ft - 186 Sq M

**THE GARRET**  
1,108 Sq Ft - 103 Sq M

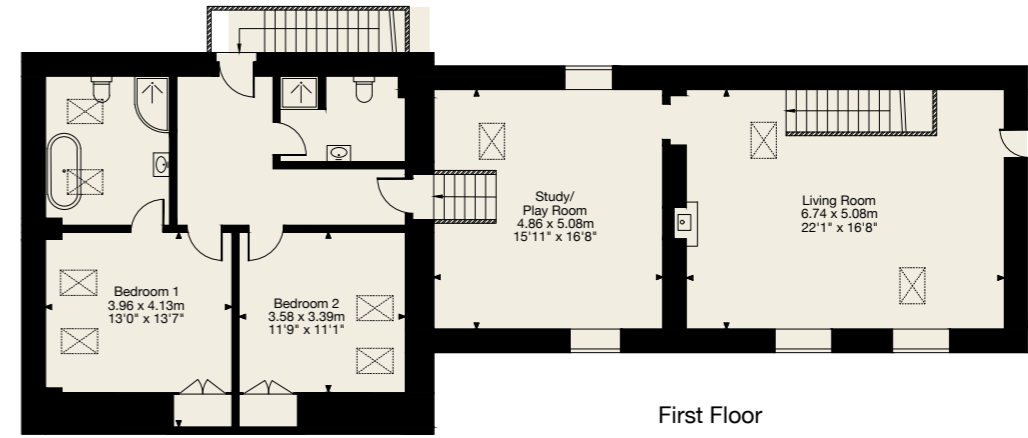
**THE DOVECOT**  
1,011 Sq Ft - 94 Sq M

**OUTBUILDINGS**  
1,668 Sq Ft - 155 Sq M

**TOTAL**  
11,687 Sq Ft - 1,086 Sq M



Ground Floor  
Stable Cottage



First Floor

## ADDITIONAL INFORMATION

**Postcode:** SP3 5QY

**What3Words:** outdoor.behalf.letter

**Services:** Mains water, electricity & drainage. Air source central heating, 98 KW solar array. All of the heating and hot water at Manor Farm is provided by electricity but the PV arrays generate more electricity than is consumed on-site over over a 12 month period, making Manor Farm a net exporter of electricity to the Grid. Wessex Fibre broadband. Additional private water supply for yard and water troughs.

**Fixtures & Fittings:** Please note that unless specifically mentioned all fixtures and fittings and garden ornaments are excluded from the sale but some items may be available by separate negotiation..

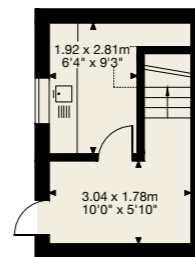
**EPC:** Main House: C, Stable Cottage: B, The Dovecot: B, The Garret: A.

**Council Tax:** Band H

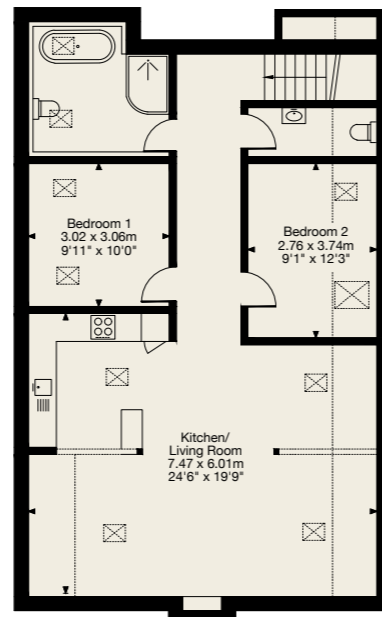
**Local Authority:** Wiltshire Council

**Rights of Way:** No footpaths cross the property. There is direct access onto bridleways at two points from the property. The neighbouring land owner has an agricultural right of way up the back drive to the north.

**Planning:** The house and farm buildings are Listed Grade II.



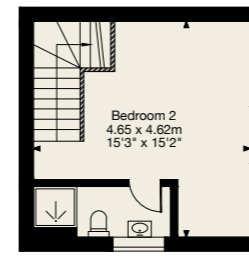
Ground Floor



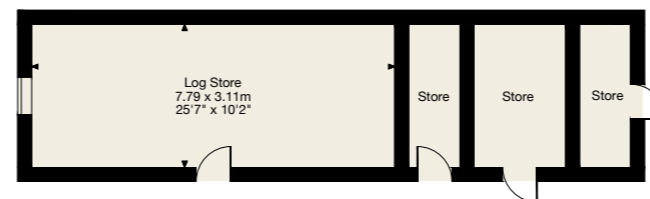
First Floor  
The Garret



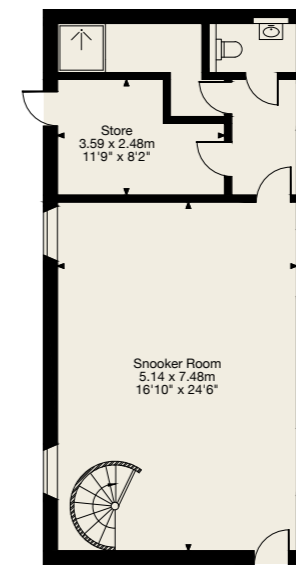
Ground Floor  
The Dovecot



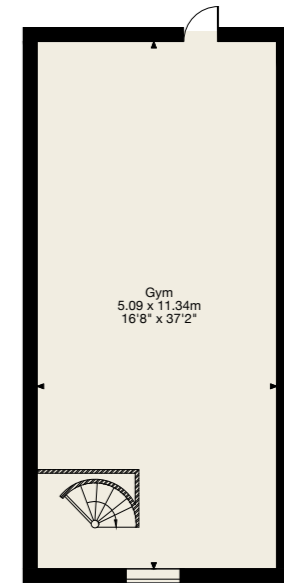
First Floor



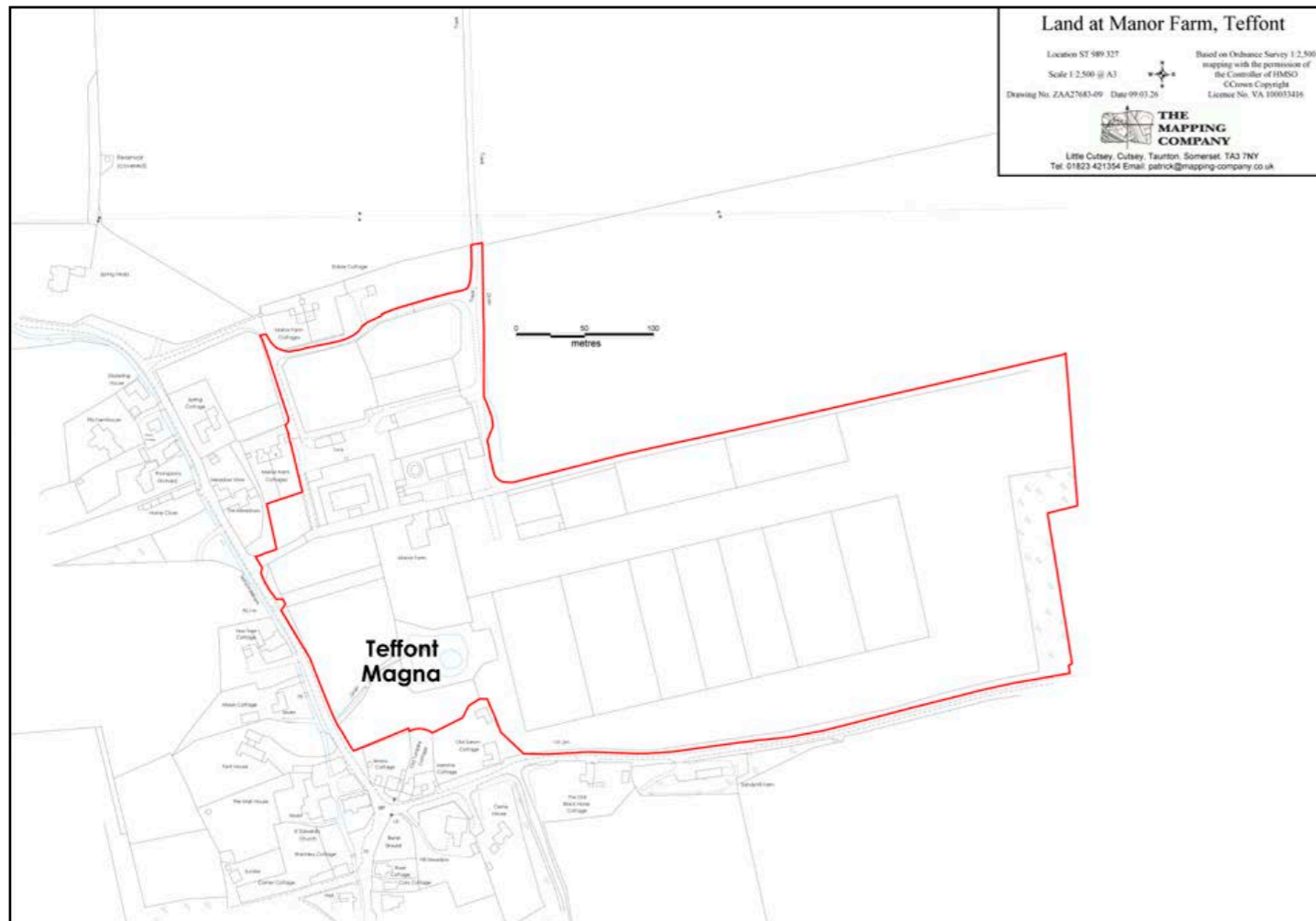
Outbuilding



Ground Floor  
Outbuilding



First Floor





**RV** PRIME

[ruralview.co.uk](http://ruralview.co.uk)