

EAST WING PENTHOUSE

HEYTESBURY HOUSE, WILTSHIRE



RV
RURAL VIEW

EAST WING PENTHOUSE

Heytesbury House, Heytesbury, Warminster, Wiltshire BA12 0HG

A wonderful penthouse apartment, situated in an historic country mansion with spacious and adaptable accommodation, and glorious views over beautiful parkland.

Drawing Room | Sitting Room/Bed 3 | Kitchen/Dining Room

2 Ensuite Bedrooms | 3rd Bedroom | Bathroom

Communal Entrance Hall | Private Hall | Store Room

Parking | Garaging | Communal Grounds



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SITUATION

Heytesbury Park is an exclusive small community of homes formed from a carefully renovated and converted historic Grade II* Listed Georgian country house built in 1782, possibly to a design by James Wyatt, on the site of an earlier mansion once owned by Lord Hungerford until his arrest by Henry VIII in 1540. It is also reputed to have associations with Elizabeth Woodville, 'The White Queen'. In more recent times, Heytesbury House was the home for many years of the famous war poet Siegfried Sassoon. Much care has been taken to retain and indeed, enhance the fine architectural features of the original buildings and the complimentary design of the newer homes, whilst providing comfortable living for the discerning country lover.

The pretty riverside village of Heytesbury is situated in the Wylde Valley which forms part of a National Landscape and is famous for its fly fishing and delightful scenery. Heytesbury has a post office/shop, primary school and two inns (one currently under refurbishment). The nearby market town of Warminster has supermarkets, shops, health and leisure facilities and a railway station with services to London, Bristol and Southampton.

Heytesbury Park is in a lovely but not isolated setting just off the A36, providing convenient access to both Salisbury and Bath, with the A303 close by for London, the West Country and the motorway network. The nearest regional airports are at Bournemouth and Bristol. Heytesbury is an excellent base for several highly respected schools in both the state and private sectors and is surrounded by lovely

undulating countryside, ideal for a variety of rural pursuits including walking, riding and cycling. Racing is at Salisbury, Bath and Wincanton, with golf at Tollard Royal, Warminster and Salisbury. There are several famous visitor attractions in the area such as the National Trust gardens at Stourhead, the stately home and safari park at Longleat and the World Heritage prehistoric site at Stonehenge.

PROPERTY

This penthouse apartment occupies half of the top floor of the principal section of Heytesbury House, a wonderfully elegant home or an ideal 'lock-up-and-leave' country base, with every room having high ceilings and an attractive outlook. Entered through a grand portico with Doric columns, the imposing communal entrance hall serves just

four apartments and has a fine high ceiling with a wonderful copula, with stairs and a lift leading to the second floor.

The superbly presented and adaptable accommodation extends to over 2,400 square feet and presently consists of an entrance lobby with a useful walk-in storeroom, cloakroom (with scope to create a shower room), a good-sized light and airy L-shaped reception hall, an impressive drawing room with a deep bay giving lovely views over the park, and a very well-appointed kitchen/dining room with custom designed quality fittings. There are also three double bedrooms, two of which have fitted cupboards and luxurious en-suite bathrooms. The apartment benefits from an audio/video entertainment system linked to four rooms and a 'fresh' air ventilation system.

OUTSIDE

Heytesbury Park is approached via a pair of modern lodge houses with a tree lined drive sweeping past the converted outbuildings and 'wing' townhouses to a generous gravelled parking area, bordered by beech hedging, and for the use of the residents of the 'main' house with parking for up to three cars reserved for this apartment. The house is surrounded by absolutely delightful parkland grounds extending to around six acres and mainly consisting of well-kept lawns and an array of majestic mature trees. Beyond the park are privately owned paddocks and woodland, the former usually populated by horses, and this backdrop provides a very pleasing, far-reaching rural vista from the apartment.



The property also benefits from having two garages, one double (with mezzanine storage) and one single, in a separate, well screened block.

DIRECTIONS (BA12 0HG)

Turn off the A36 almost opposite the turning to Heytesbury village. After about 50m turn right at stone pillars flanked by lodge houses. Follow the drive around to the left and Heytesbury House can be found at the end.

What3words: [///ourselfs-caused-staring](https://www.what3words.com/ourselfs-caused-staring)

TENURE

The tenure of the property is Leasehold.

Lease: 999 years from 24th June 1998

Service charges: £507.25 p/m (2026/27)

SERVICES

Mains water and electricity, shared private drainage, bulk LPG fired central heating & hot water.

LOCAL AUTHORITY

Wiltshire Council

Council Tax Band G

EPC

E (54) - Please refer to the agents for the complete certificate.

BROADBAND & MOBILE

Ofcom Checker:

Ultrafast available

O2 good, Vodafone variable

VIEWINGS

Strictly by appointment via joint agents Rural View.

Joint Agents Strutt & Parker

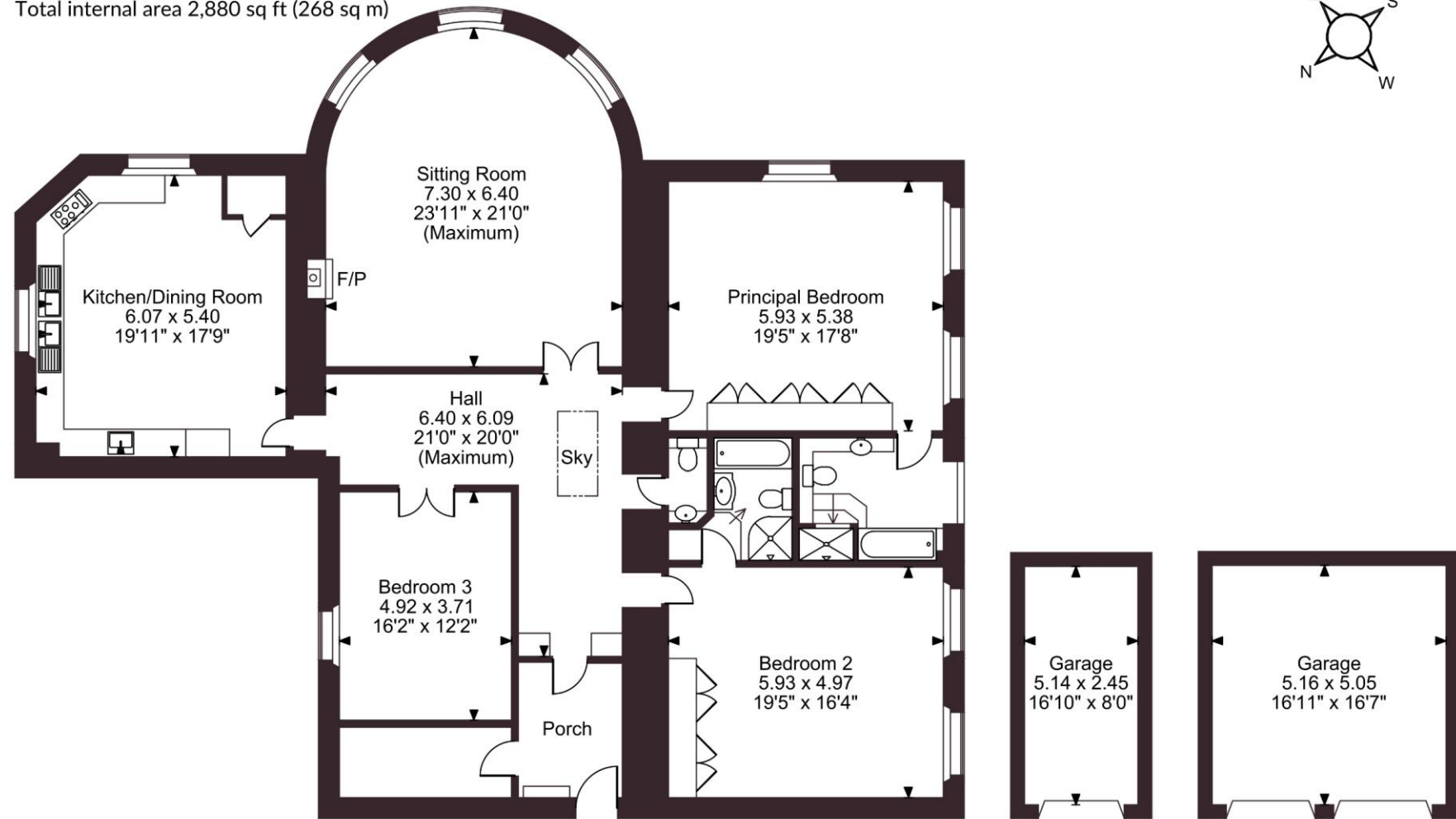
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East Wing Penthouse Heytesbury Park, Heytesbury

Main House internal area 2,464 sq ft (229 sq m)

Garage internal area 416 sq ft (39 sq m)

Total internal area 2,880 sq ft (268 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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