



RV RURAL VIEW

Primrose Farm
Barford St Martin - Wiltshire

Primrose Farm
Short Lane
Barford St Martin
Salisbury SP3 4AQ

A beautifully presented quintessential English country cottage in a lovely tucked away rural village setting with bags of period character, a wonderful garden & offering further potential

- Good Access to Country Walks
- Charming Sitting & Dining Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Family Bathroom & Cloakroom
- Large Sunny Garden & Off Street Parking
- Potential to Extend

Viewing strictly by appointment via
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Situation Primrose Farm is located on a small back lane on the edge of the popular rural village of Barford St Martin with ready access to an extensive network of footpaths, ox droves and bridleways including one leading to Grovely Wood, one of the largest areas of ancient woodland in South Wiltshire and which is situated on a ridge separating the Nadder and Wylde Valleys. The village has a 16th century coaching inn, The Barford Inn, a parish church, 11th Century preaching cross, nursery school and a filling station with a mini supermarket. Wilton, the ancient capital of Wessex and famous for the stately home and gardens of Wilton House, is only three miles away and provides shopping for most everyday needs. The medieval cathedral city of Salisbury is just beyond and offers more comprehensive shopping, leisure and cultural facilities as well as a district hospital and a station with direct rail services to London (Waterloo).

The region's other principal towns including Bath, Blandford, Shaftesbury, Sherborne and Warminster are all accessible via the local road network as is the South Coast, the West Country and the motorway network. Many families are drawn to South Wiltshire by the excellent choice of state and private schools situated in both Salisbury and the surrounding area. There are regional airports at Bournemouth, Bristol and Southampton.

Set amidst the particularly attractive undulating countryside of the Nadder Valley, part of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, Barford St Martin is an excellent base from which to enjoy a huge variety of rural pursuits including walking, riding, cycling and field sports. The Rivers Nadder & Wyle are both famous for their excellent fishing, sailing can be found at Shearwater near Warminster, 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, Fovant Badges and Stonehenge.



Property Primrose Farm is a very pretty, detached Grade II Listed former farmhouse of tremendous period character and is built with local stone external elevations under a thatched roof. Thought to date back to the 17th Century, in recent years this idyllic village property has been refurbished and improved to a high standard but with a great deal of care taken to retain and indeed, enhance the many charming period features.

The beautifully presented accommodation includes a good-sized double aspect sitting room with an inglenook fireplace, cast iron woodburner, a wooden beamed ceiling and access to a cloakroom. The light and airy dining room overlooks the garden as does the triple aspect kitchen/breakfast room. Upstairs are three bedrooms including a master bedroom with a deep walk-in cupboard whilst the bathroom has been attractively fitted.

Outside Of particular note are the absolutely delightful walled gardens. To the front are paved & gravelled areas with flower & rose beds and a gate to the good-sized principal garden which lies to the side & rear of the cottage with areas of lawn, established flower, shrub & rose borders, fruit and ornamental trees, a vegetable & fruit garden, greenhouse and paved terrace. Beyond the main garden is a further grassed area and a gravelled drive for parking. The timber clad outbuilding includes two storage sheds.

Agents' Note Planning consent (16/08222/LBC) was granted on 17th November 2017 (now lapsed) for a new extension comprising a large kitchen/family room, study, hall, utility room and master bedroom suite. Plans available on request.



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Approximate Area = 143.8 sq m / 1548 sq ft (Excluding Shed)
Including Limited Use Area (0.6 sq m / 6 sq ft)



Directions On entering the village on the A30 from the Wilton direction, turn right on the sharp left bend onto the B3089 towards Hindon. Proceed through the pinch point and about 200 yards after the nursery school turn right into Short Lane. The property will be found on the left but continue past it and by the neighbouring property turn left into Mount Lane, a no-through lane, and the gravelled parking area will be on the left.

Services Mains water, electricity and drainage, oil fired central heating.

Local Authority Wiltshire Council 0300 456 0100, Tax Band F

EPC Energy Efficiency Rating

As a Listed property, under current Regulations an EPC is not required.

Tenure Freehold

