WEAVELAND FARM

TISBURY, SALISBURY

RURAL VIEW

WEAVELAND FARM

Hindon Lane, Tisbury, Salisbury, Wiltshire SP3 6QE

A METICULOUSLY RENOVATED FARMHOUSE IN AN EDGE OF VILLAGE SETTING OFFERING FURTHER POTENTIAL & AN EXTENSIVE RANGE OF OUTBUILDINGS.

Sitting Room | Family Room | Dining Room | Kitchen/Breakfast Room | Entrance Lobby & Porch | Pantry

Cloakroom | Boot/Shower Room | Boiler/Laundry Room | Changing Room | Steam Room | Partially Fitted Indoor Swimming Pool/Leisure Area

Master Bedroom with En-Suite Shower | Two Double Bedrooms | Fourth Bed/Studio Room Family Shower Room

Outbuildings: Range of Barns with Annexe/Holiday Cottage Potential

Large Greenhouse | Large Storage Barn | Livestock Barn | Various Ancillary Buildings

Just Under 5 Acres of Grounds including Flower, Vegetable & Fruit Gardens | Duck Pond

Outdoor Entertaining/Dining Area | Woodland Paddocks | Parking & Hard Standing Areas

RURAL VIEW

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SITUATION

The property is situated on its own up a track on the edge of the popular village of Tisbury but within reach of the village centre, its bustling High Street and station. Tisbury, regarded by the Sunday Times in spring 2024 as one of the best places to live in the Southwest, is the principal village of the beautiful Nadder Valley. It has become increasingly popular amongst discerning buyers due to its excellent choice of independent shops, boutiques and eateries as well as its many facilities including a primary school, doctor's and dental surgeries, vets, sports and community centre, garage and a station with direct rail services to London (Waterloo) and the West Country. The village is home to Messums West, a contemporary arts centre in a 14th Century thatched tithe barn, the largest of its type in the country.

The Saxon hilltop market town of Shaftesbury is just over 9 miles away and has a good range of shops, supermarkets, a well-respected secondary school, cottage hospital and is famous for the picturesque steeply cobbled street of Gold Hill. The medieval cathedral city of Salisbury is 14 miles distant and has more comprehensive shopping, entertainment & leisure amenities and a district hospital. The local road network gives access to the other main towns in the region including Bath, Blandford, Sherborne and Warminster as well as to the South Coast whilst the A303 links with the M3, making London accessible for the motorist. Many families are drawn to South Wiltshire by the excellent choice of state and private schools.

Set amidst the beautiful undulating countryside of the Nadder Valley, part of the Cranborne Chase National Landscape, Tisbury is an excellent base from which to explore many miles of footpaths and bridleways with a variety of rural pursuits available including walking, riding, cycling and field sports. 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, the Fovant Badges, Stourhead Gardens, Wilton House and Stonehenge.

WEAVELAND FARM

Weaveland Farm was originally a farmstead consisting of a range of farm buildings and cottages forming part of Lawn Farm which once belonged to Fonthill Abbey. After a period of neglect, in modern times the main house has been renovated and from 2011 to 2013 was taken back to its shell and completely refurbished from top to bottom with new roofs, floors and

ceilings. A great deal of thought went into the detail and design of how it was extended, insulated, equipped and fitted as well as the quality of the materials used. The result is the creation of a special country home ideal for someone who appreciates nature and wildlife but needs to be within reach of local facilities.

The ground floor has heating under the travertine tiled floors with the accommodation comprising a sitting room with a wood burner, a family room/library with a wood burner, a dining room with a precision-controlled Stanley oil-fired range and an open plan kitchen area. There is also an oak framed glass entrance porch and lobby, a large pantry, cloakroom, boot/shower room, laundry/boiler room with a Vortex oil fired boiler and Grundfos pressurisation unit, changing room and a wet room accessing a steam room and the potential pool barn.

Open tread ash and oak stairs lead up to the first-floor landing which has a stone archway and wooden flooring with the bedrooms including a large principal room with wooden beams, fitted cupboards and washing area with a feature glass walk-in double shower. There are two double bedrooms overlooking the garden, a well-appointed family shower room and a light & airy 4th bed/studio room with a vaulted ceiling and far-reaching rural views.

Of particular note is the attached barn that has been largely converted and is now ready to be fitted out as an indoor swimming pool or alternatively as a recreational area or additional living space.

OUTBUILDINGS

Weaveland Farm benefits from having an extensive range of outbuildings which have been used for agriculture or storage but which lend themselves to be adapted for other purposes. These include a long stone building adjacent to the main house formerly used as stables and cart sheds but now forming three storage areas with scope, subject to the necessary consents, to be adapted to additional living accommodation.

Amongst the other outbuildings is a particularly large brick-built storage barn/workshop that in the past has housed livestock, a recently erected three bay open fronted livestock barn, a large greenhouse and various stores whilst adjoining the 'pool house' is a former stone cottage ready to be fitted out as a plant room.

OUTSIDE
The grounds extend to some 4.91 acres and have been managed and landscaped with the protection and encouragement of wildlife in mind with some 2,000 British native broadleaf trees planted in 2011. The gardens include a mix of raised flower and vegetable beds, fruit cages and a wide-ranging variety of shrubs and fruit trees such as apple, pear, plum, cherry and quince. There are ample hardstanding areas for parking and access, a delightful duck pond and an outdoor, partly covered entertaining area with a pizza oven making it ideal for al fresco dining. Much of the land is divided into a series of wooded paddocks which in recent times have been stocked by sheep, goats and pigs.

DIRECTIONS (FOR SATNAV THE POSTCODE IS SP3 6QE)
From the distinctive sign & lamp post in The Square, Tisbury, proceed up the High Street towards Hindon. Shortly after leaving the 20mph limit zone turn left into a track marked Private Road, Authorised Vehicles Only. Proceed to the end and the property will be straight ahead, use the metal field gate on the right to access the driveway that leads beyond the stone barn to the parking area.

TENURE
Freehold.

OUTGOINGS
Council Tax Band G

LOCAL AUTHORITY
Wiltshire Council

SERVICES
Mains water & electricity, private sewage treatment plant, oil fired heating and hot water.

EPC
E (49) – Please refer to the agents for the complete certificate.

BROADBAND
Standard 14Mbps, Superfast 47Mbps (Ofcom)

FIXTURES AND FITTINGS
Unless specifically mentioned all fixtures & fittings and garden statuary are excluded from the sale, some items may be available by separate negotiation.

VIEWINGS
Strictly by appointment with Rural View.

MAIN HOUSE
4,305 Sq Ft - 400 Sq M

OUTBUILDINGS
5,435 Sq Ft - 505 Sq M

TOTAL
9,740 Sq Ft - 905 Sq M

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