

BAKERS

Fonthill Bishop, Wiltshire





ATTRIBUTES

- Handsome edge of village Georgian farm house in a highly sought after village
- Mellow dressed Chilmark stone elevations with part mullion windows
 - Charming interiors with a wealth of period features
- 6 good sized bedrooms and 5 bath / shower rooms (2 en-suite)
- Newly fitted kitchen with Everhot range cooker
- Pretty walled garden with west facing flagstone terrace
 - Carport with useful storage outbuilding
 - Superb views over open countryside
- Beautiful 1 mile walk through Fonthill Park to the Beckford Arms
- Excellent walks and bridleways in all directions

BAKERS

Fonthill Bishop, Wiltshire

PROPERTY SUMMARY

3,137 square feet | 3 Reception Rooms

6 Bedrooms | 5 Bath / Shower Rooms

Carport / outbuilding

Attractive walled gardens

Superb views

A rare opportunity to own a charming period farmhouse in a village where very few private houses exist.

Bakers Farmhouse is a handsome early Georgian family house situated on the edge of the highly sought after village of Fonthill Bishop. It is surrounded by the glorious countryside of the renowned Fonthill Estate, offering a huge variety of benefits on the door step. It is listed Grade 11, built of mellow local Chilmark stone with part mullion windows and a slate roof.

The property has not been on the open market for several hundred years, and whilst current owners have improved and maintained the property well, there is scope to enhance the overall layout or extend (subject to necessary consents). The charming walled gardens are mainly laid to lawn and provide the new owner with the opportunity for further landscaping and to create herbaceous borders.

There is potential to rent adjoining grazing land by separate negotiation.



The Loft, Tisbury,
Wiltshire, SP3 6JG
ruralview.co.uk
cs@ruralview.co.uk
01747 442500



AREA GUIDE

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 2.5 miles to the south, offering a selection of boutique shops, deli, butcher and Messums Wiltshire and station to London Waterloo (from 1 hour 50 minutes). Westbury is station (17.5 miles), also has trains to London Paddington from 1 hour 18 minutes. The highly regarded Beckford Arms is a about mile walk away through the fabulous Fonthill arch and along the lake.

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 excellent range of schools. Private schools include Port Regis, Sandroyd, Clayesmore, Hanford, Hazelgrove, Godolphin, Sherborne, Bryanston and Marlborough. There is an excellent 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 3 miles, Shaftesbury 10 miles, Salisbury 14.5 miles, Bath 28 miles, Southampton Airport 38.5 miles





GENERAL REMARKS & STIPULATIONS

POSTCODE

SP3 5SQ

WHAT3WORDS

hills.tricky.tightest

TENURE

Freehold

SERVICES

Mains electricity, private water and drainage, estate biomass heating (tariff to be agreed), fibre broadband.

LOCAL AUTHORITY

Wiltshire Council – 0300 456 0100

OUTGOINGS

The property is subject to Council Tax Band H.

FIXURES AND FITTINGS

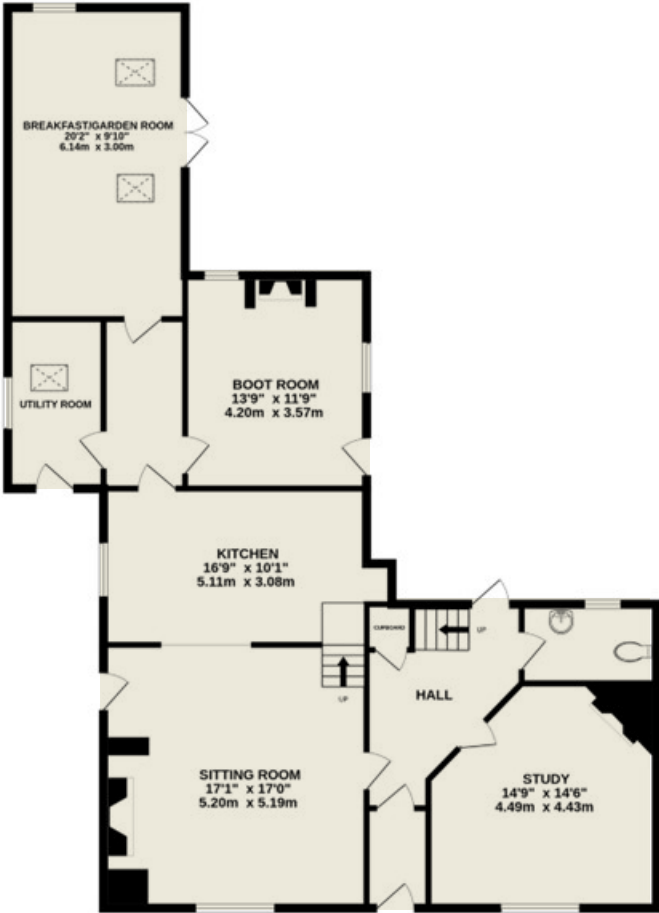
Please note that unless specifically mentioned all fixtures and fittings and garden ornaments are excluded from the sale but some items may be available by separate negotiation.

VIEWINGS

Viewing by appointment with agents Rural View.



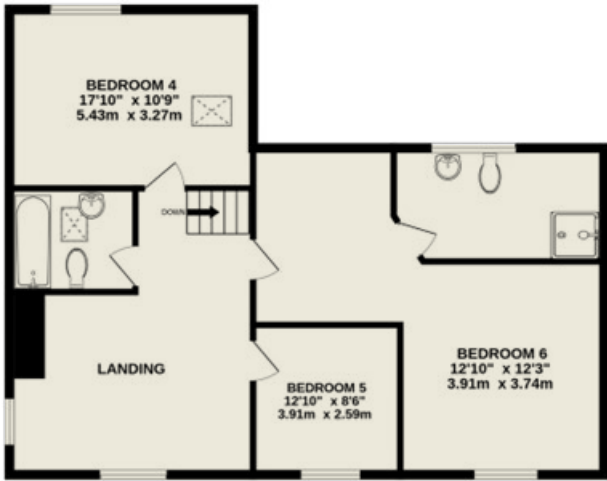
MAIN HOUSE
3,137 Sq Ft - 291.4 Sq M
GARAGE
398 Sq Ft - 37 Sq M
TOTAL
3,535 Sq Ft - 328.4 Sq M



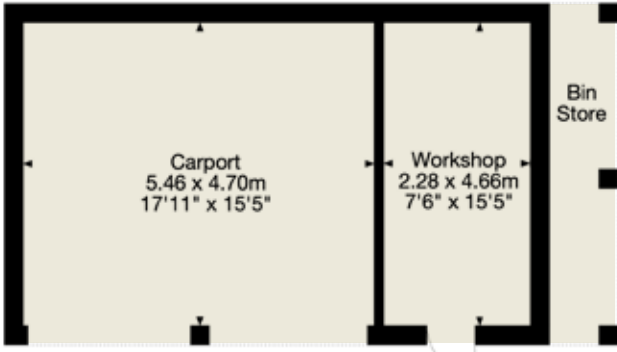
Ground Floor



First Floor



Second Floor



Outbuilding



NOTICE: Rural View (Salisbury) Ltd, their sub agents and their clients give notice that they have no authority to make or give any representations or warrants in relation to the property. These particulars have been prepared in good faith. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Rural View has not tested any services, equipment or facilities.

