

CHURCH FARM HOUSE

TYTHERINGTON • WILTSHIRE





CHURCH FARM HOUSE

TYTHERINGTON • WILTSHIRE • BA12 7AD

Warminster 4 miles • Salisbury 18 miles (London Waterloo about 1 hour 25 minutes)
Westbury 8 miles • Bath 23 miles • A303 7 miles
(Distances and time approximate)

*A handsome Georgian country house nestled within a charming
rural hamlet*

Hall • Drawing Room • Dining Room • Sitting Room • Snug • Kitchen / Breakfast Room
Utility / Boot Room • Wine Cellar • WC

Master Bedroom with private bathroom
6 further Bedrooms • 2 further Bathrooms

Adjoining Outbuilding comprising further Bedroom / Studio with Shower & WC

Thatched Barn comprising, carport • loose box • storage area and garage • 4 further stables

Swimming pool • pool plant house • changing room • loggia and thatched granary

Charming walled garden • orchard and hard tennis court

In all about 1.56 Acres

Salisbury

Rolfes House, 60 Milford Street
Salisbury, Wiltshire SP1 2BP

Contact: Charlie Stone
Tel: 01722 426880
cstone@savills.com



savills.co.uk

Situation

Church Farm House is situated within the pretty rural hamlet of Tytherington in the upper Wylde Valley. The area is highly regarded for its beautiful rolling countryside, flora and fauna. The hamlet is also located between the villages of Corton and Sutton Veny both having good public houses and Sutton Veny has an excellent Primary School.

Local facilities can be found in nearby Warminster (including a Waitrose) and the larger centres of Salisbury (18 miles) or Bath (23 miles) are within reach. A regular train service is available from Westbury (8 miles) which travels to London Paddington taking from 79 minutes. Alternatively trains travel to London Waterloo from Salisbury, taking from 85 minutes. The A303 is about 8 miles away with good links to the national motorway network or the West Country.

There are a number of excellent schools within easy reach including; Port Regis, Sandroyd, St Mary's Shaftesbury, Claysmore, Bryanston, Sherborne School and Sherborne School for Girls. There are excellent sporting and recreational facilities nearby with trout fishing on the Rivers Wylde and Avon, superb shooting locally and hunting with the South & West Wilts. There is racing at Wincanton, Bath and Salisbury. Excellent walking and riding in the surrounding countryside.

Description

Church Farm House is an extremely handsome Georgian country house which is believed to date from around 1800 with later additions. It is built of mellow ashlar limestone at the front, clad with wisteria and roses with some brick to the side and rear under a tile roof. It has a charming homely feel and the grand proportions of a small Manor house rather than a farm house. It is Listed Grade II as of Special Architectural or Historic Interest.

A pretty pillared portico leads into the hall with an ancient flagstone floor and French windows at the far end opening onto the garden terrace.







From the hall large panelled doors lead to the principal reception rooms which have a wonderful scale, with tall sash windows that let in plenty of light. These rooms provide a wealth of character and period detail, including impressive marble / carved fireplaces, attractive cornicing, fitted shelving / cupboards and working shutters.

The current owners have created a superb Kitchen / Breakfast Room with 4 oven oil fired Aga, bespoke cupboards with granite worksurfaces, island with Smeg oven and Siemens gas hob. There is a useful fitted larder cupboard, and beyond the dining area are French windows into the garden. The sitting room and bedroom 2 / study have woodburning stoves. On the first floor there are 6 bedrooms and 3 bath / shower rooms, with a further bedroom and

attic storage on the second floor. There is also a wine cellar below the drawing room and part of the hall.

To the south of the house is a brick and tile single storey outbuilding which has been converted into a studio / additional bedroom. This also has a shower and WC.

Please see the floor plans for room dimensions and layout.

Outside

The house is approached over an in and out driveway beside the pretty Georgian facade. There is also a separate entrance into the gravelled courtyard beside the barn and stables. To the front of the house is an area of lawn with holly and magnolia bordered by cast iron railings.

The Outbuildings

These are situated to the north of the house and comprise a period thatched barn with car port, loose box, storage area and garage. Adjoining is a range of 4 timber stables. To the west is a further range of outbuildings including, pool house, changing room and charming thatched granary. The heated outdoor swimming pool is also located here, surrounded by flagstone paving and flanked by yew hedging and a variety of shrubs and roses.



Gardens and Grounds

The gardens provide a wonderful setting for the house. Lawns stretch away from the terrace within a walled garden which has well stocked herbaceous borders. A brick archway leads into the orchard planted with and an avenue of pleached pear and apple trees; there are also a variety of fruit trees and a raspberry bed. Beyond a mature beech hedge is a further area of lawn and a hard tennis court. The gardens have many mature trees and there are lovely views over the surrounding landscape.





General Remarks and Stipulations

Directions

Turn off the A36 at Heytesbury and from the high street follow signs to Tytherington on Tytherington Road. Continue for over a mile along this lane and pass around the S bend into the hamlet. The entrance to Church Farm House will be found after a few hundred yards on the right hand side.

Services

Mains electricity. Private water and drainage. Oil fired central heating for house and swimming pool.

Local Authority

Wiltshire South

Postcode

BA12 7AD

Tenure

Freehold with vacant possession upon completion

Planning

The property is Listed Grade II as being of Special Architectural and Historic Interest

Outgoings

The property is subject to Council Tax Band G

Fixtures and Fittings

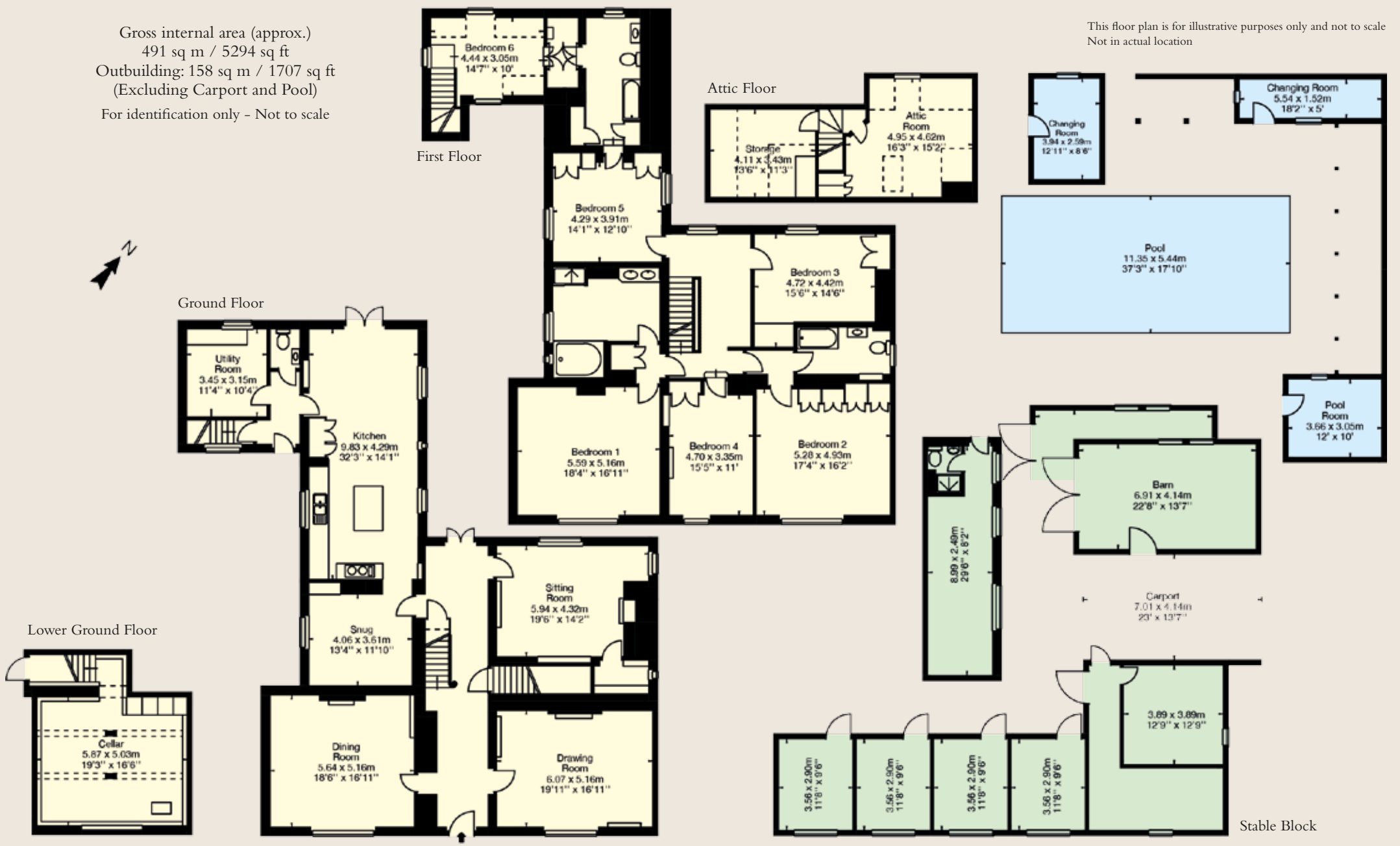
Those items mentioned in the particulars are included in the sale. All other items such as carpets, curtains, light fittings and garden statuary are excluded from the sale, although some items may be available by separate negotiation.

Viewing

Strictly by appointment with Savills Salisbury.

Gross internal area (approx.)
 491 sq m / 5294 sq ft
 Outbuilding: 158 sq m / 1707 sq ft
 (Excluding Carport and Pool)
 For identification only - Not to scale

This floor plan is for illustrative purposes only and not to scale
 Not in actual location



Important Notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) to its state or condition or that it is capable of fulfilling its intended function, and prospective purchasers / tenants should satisfy themselves as to the fitness of such equipment for their requirements.



CHURCH FARM HOUSE

Reproduced from the Ordnance Survey. Not to Scale mapping with permission of the Controller of Her Majesty's Stationery Office © Crown copyright (100041908)



savills