



Ashley House Farm, Dinton Road, Wylde, Wiltshire BA12 0RD

From £925,000

COOPER
AND
TANNER



Ashley House Farm, Dinton Road, Wylve, Wiltshire BA12 0RD

 4  2  2  2-7.65 Acres EPC F

Lot 1 edged red £925,000 Lot 1 & 2 edged red & blue £995,000

Description

A super small farm in the Wylve Valley on the edge of the rolling chalk downs that so typify this beautiful area.

Formerly the station master's house for the pretty village of Wylve, Ashley House Farm has glorious gardens, grounds and upto 40 acres of down land together with a detached self-contained annexe and farm and other out buildings.

Wylve lies adjoining the renowned chalk stream, the River Wylve and in the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. The surrounding countryside offers a network of footpaths and tracks and is excellent for walking and riding.

The House: A well-presented and light four-bedroom house set in mature and well-tended gardens with ample parking. The house has been tastefully extended with well-proportioned and light rooms. The front door leads into the entrance hall and a door leads to the kitchen/breakfast room. Enjoying a dual aspect with a range of wooden floor and wall cabinets the kitchen has windows to front and side. There is a space for a dual fuel electric and LPG gas range cooker with extractor hood over. To the rear there is a cloakroom and separate utility room with cabinets, sink and plumbing for laundry machines. The dining room has an open fireplace, shelved recesses, large cupboard and a picture rail. The sitting room was extended by the owners and is very light with several windows and French doors with a marble fireplace and wood-burning stove inset.

On the first floor the master bedroom has views over the gardens and benefits from an en-suite shower room.

There are two further double bedrooms, a single room and a family bathroom.

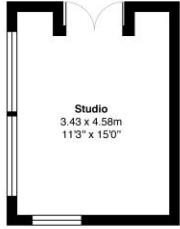
The Annexe: Adjacent to the house is a detached single storey annexe with an entrance hall, kitchen/living room, conservatory, wet room and double bedroom. This annexe would suit a dependant relative, farm worker, or indeed, holiday accommodation. There is a detached timber workroom in the garden (158sq.ft) with power and light that could be used as an office, workroom or playroom.

Beautifully maintained and mature gardens border the property and are planted with a variety of fruit trees, shrubs and flower beds. There is a soft fruit cage, greenhouses and solar tunnel and some useful garden stores.

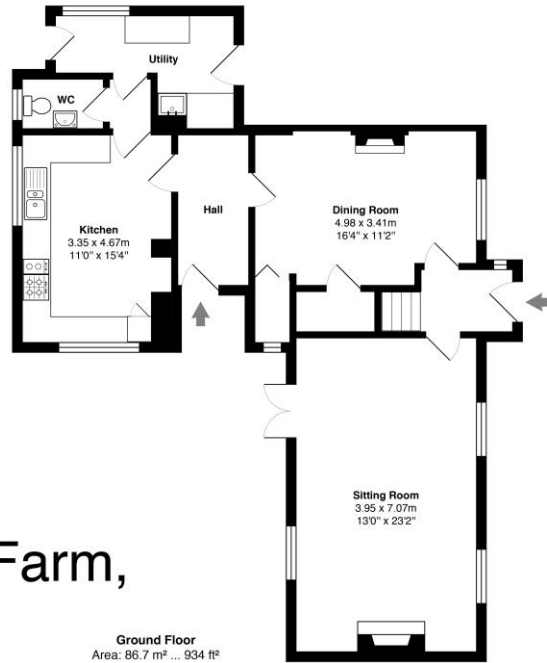
Buildings and Land: There is ample parking in the yard behind the house. There is a five-bay steel portal framed open fronted barn with chalk floor, water and electric. An array of solar panels sit on the roof and provide the electricity for the house and buildings with an additional income usually in the range of £2,000 for the electricity generated. There is a pole/hay barn and a useful metal machinery store. There is a small kennel block with electricity that has been used by the owners for canine boarding and dog walking. There are two small paddocks adjoining the buildings and to the rear of the house and a further level paddock adjoining the entrance drive. Much of the land is sloping steeply in places, and has fantastic views of the Wylve Valley and Salisbury Plain beyond. The soil is described as 'shallow lime rich soil over chalk or limestone and is freely draining'.



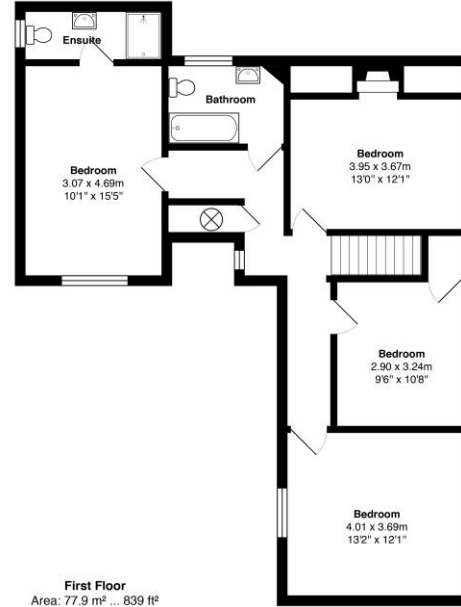




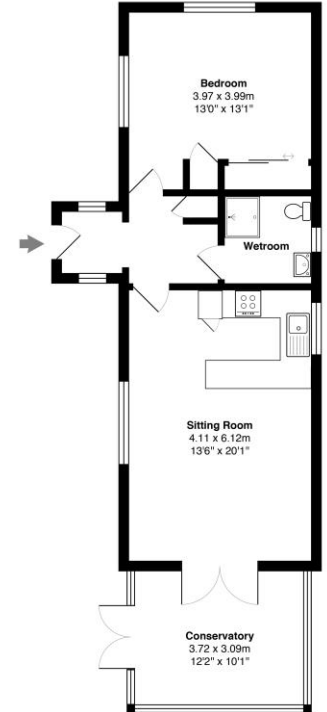
Area: 14.7 m² ... 158 ft²



Ground Floor
Area: 86.7 m² ... 934 ft²



First Floor
Area: 77.9 m² ... 839 ft²



Area: 65.2 m² ... 702 ft²

Ashley House Farm, Wylde



Approximate gross internal floor area of main building - 164.6m² / 1,773 ft²

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All room measurements are maximum dimensions unless otherwise stated.







Location

Set equidistant between Warminster and Salisbury in the picturesque Wylde Valley the village of Wylde has a mixture of pretty cottages and houses with a village pub, church, village hall, shop and post office. The nearby village of Codford has a Primary School and Pre-School and a shop, Post Office and doctors' surgery. Schools in the area are very good with excellent public and private Senior Schools in Warminster and Salisbury. The A303 Junction is about 1 mile (M3 London to A36 Exeter). Mainline railway stations are located at Warminster (11 miles) London Paddington and Salisbury (11 miles) London Waterloo.



Viewing

Strictly through Cooper and Tanner on 01373 455060.

Directions

From Dinton Road cross over the railway line and the property can be found on the right-hand side.

MDH Ref: CH 16/07/2019



Annexe



Annexe

Local Information Wylde

Local Council: Wiltshire

Council Tax Band: D

Heating: Electric central heating. Solar panels

Services: Mains water, drainage and electricity

Tenure: Freehold

Motorway Links

- A303, A36
- M3

Train Links

- Salisbury
- Warminster and Westbury

Nearest Schools

- Codford, Salisbury
- Warminster



Annexe



FROME OFFICE

telephone 01373 455060

6 The Bridge, Frome, Somerset BA11 1AR
frome@cooperandtanner.co.uk

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



COOPER
AND
TANNER