



A period house together with attached church hall. Suited to owner occupation and/or refurbishment and division.

**The Manse 47 High Street, Bulford, Salisbury, Wiltshire, SP4 9DS**

**£400,000 Freehold**

## About The Property

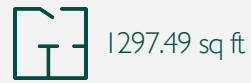
The property offers both a period manse together with an attached church hall but which is accessed separately from the rear. We are instructed to sell the property as one. It presents an opportunity for an investor / developer purchaser – or an occupier to remodel the property as one large house - or develop into two separate dwellings. The church hall rooms may additionally be of interest to purchasers seeking additional premises which they may adapt for a business use.

A very attractive detached house of character with brick and flint front elevation with cob walls under a slate roof, quietly situated in a small close together with a very large attached hall offering an exceptional opportunity for modernisation and conversion. Character features include fireplaces and stripped doors whilst central heating has been installed and the windows are double glazed. The main roof looks to be a recent replacement and the wiring has been attended to. This sale offers an incredible opportunity not only for private buyers but also developers because the hall could provide either an extension to the main house, create an attached annexe or possibly be converted to completely separate accommodation providing rental income or sale opportunity (all subject to the relevant permissions). Offered with vacant possession.

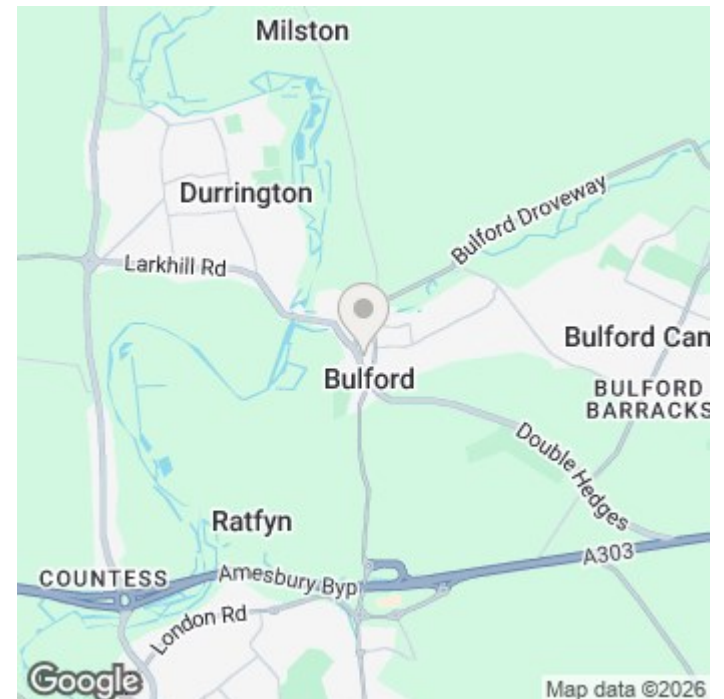
The house is set behind a low hedge with lawn, climbing plants and flower beds either side of a pathway to the front door. The entrance hall has doors to all ground floor rooms and stairs to the first floor. The living room has a brick chimney breast and fireplace with a door leading through to the kitchen. From here there is a door to the cellar and to the rear garden. The final room on the ground floor is a family room which has a cast iron fireplace, wooden floorboards and picture rail. On the first floor are three good bedrooms and a bathroom.

The rear garden is enclosed by timber fencing and has side access, water tap and outbuildings.

The attached hall is separated into three sections with the main hall to the front with sliding doors to rear hall which leads in to the kitchen. There is also a cloakroom. The ceilings are high and there is perhaps an opportunity to create both ground and first floor accommodation. It offers a rare opportunity for developers or private individuals alike to add considerable value either in terms of addition to the main house, rental income or possibly completely separate sales.



- Character House
- Large attached Hall
- Conversion opportunity
- Needing modernisation
- No Chain
- Three Double Bedrooms
- Large Kitchen/Diner
- Cellar
- Small cul-de-sac location





## Further Information

Local authority: Wiltshire Council

Council Tax: E - £2818.38 (2025/2026)

Tenure: Freehold

Services: All mains services are connected. Heating: Gas central heating.

Directions: From Salisbury take the A345 and proceed through Amesbury and over the A303. At the next roundabout take the third (right) to onto Larkhill Road to Bulford. Proceed over the mini roundabout onto A3048 and proceed into Bulford. Take the first left after The Rose and Crown where The Manse can be seen on the left.

What3Words: [///types.turtable.rejoin](https://types.turtable.rejoin)



### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |