

# Manor House

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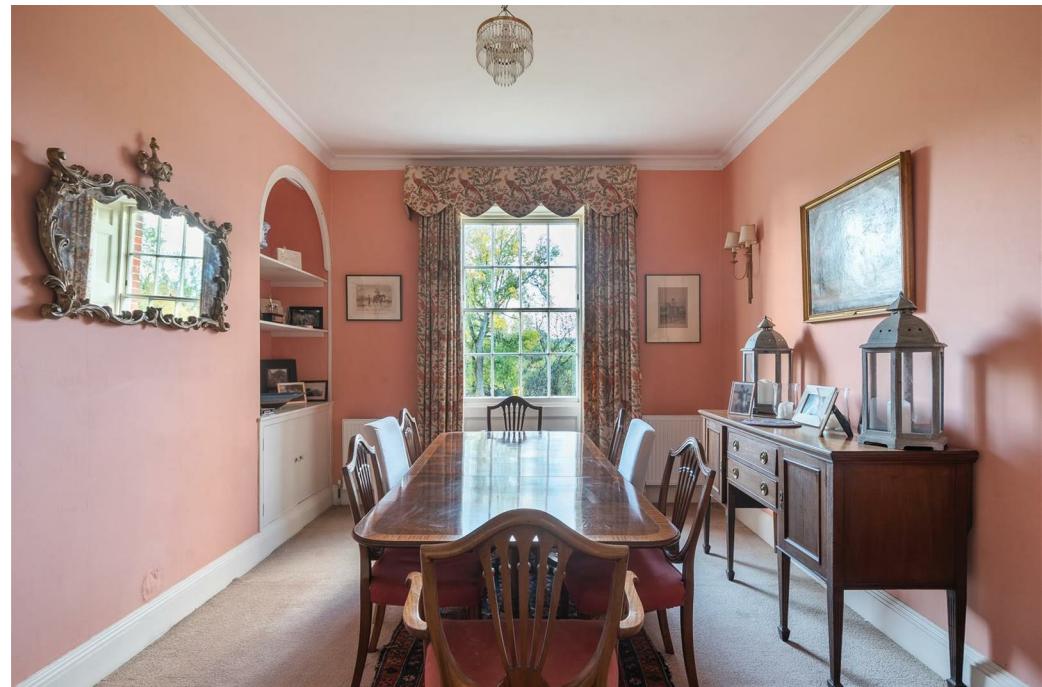
# Manor House, West Gomeldon, Salisbury, SP4 6JX

A distinguished family home in West Gomeldon, offering extensive living space, mature gardens, and traditional outbuildings beside the River Bourne.

- Substantial detached family home
- Character features throughout
- Spacious kitchen with AGA
- Two woodburning stoves
- Five bedrooms plus attic room
- Landscaped gardens with lakes
- Double garage and workshop
- Extensive cellar with power and water
- Peaceful River Bourne setting
- Oil fired central heating

£3,250 PCM





## About The Property

Manor House is a substantial and well-presented family home set in mature grounds, with the River Bourne providing a tranquil backdrop. The property combines period character with thoughtfully arranged living space across three floors, complemented by extensive outbuildings and a generous cellar.

The entrance lobby opens into a central hallway leading to a study fitted with built-in bookshelves, a snug, and a cloakroom. The snug features an inglenook fireplace with a wood-burning stove and enjoys views over both the driveway and rear garden. The kitchen and dining area include wooden flooring, hand-painted cabinetry, wooden worktops, and a central island with an inset ceramic hob and double oven. Further appliances comprise a four-oven AGA, washing machine, dishwasher, and fridge freezer. An inner hallway with understairs storage connects to the dining room, which offers built-in shelving and garden views. From here, double doors open into a large triple-aspect sitting room with French doors to the terrace, a second wood-burning stove, and a fitted cupboard.

On the first floor, the principal suite provides a spacious triple-aspect bedroom, dressing room, fitted wardrobes, and an en-suite bathroom. There are three additional double bedrooms and a large single bedroom, each with built-in cupboards, together with a family bathroom and a separate shower room. A staircase rises from the landing to a large attic room on the second floor, providing flexible additional space.

The lower ground floor comprises a series of well-maintained cellar rooms with power and water, suitable for storage or utility use.

The gardens, lying mainly to the south and west, are enclosed by a tall cob wall offering privacy and security. The grounds feature three small lakes, a wooded copse, and direct access to the River Bourne. A gravel driveway leads to a range of traditional outbuildings, including a double garage, workshop, and wood store. The property benefits from oil-fired central heating and is offered unfurnished for long-term rental.





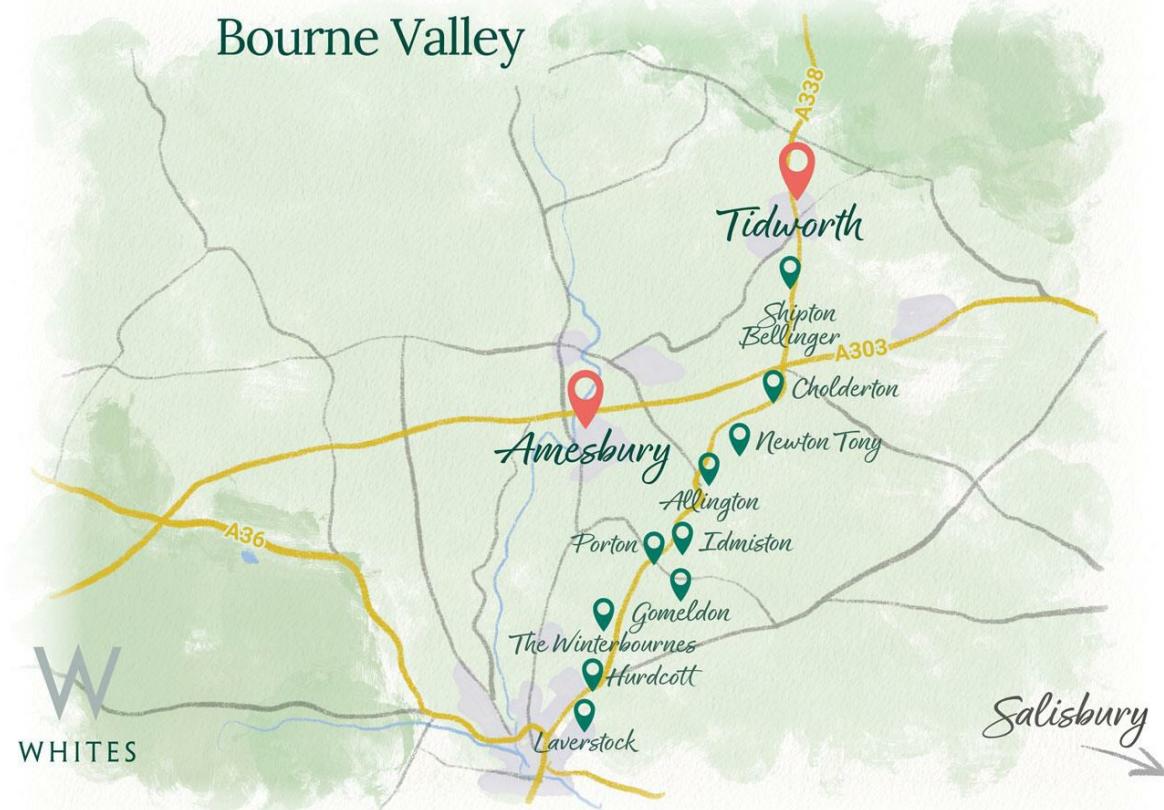
## Location

Gomeldon is a quiet, attractive village set in the Bourne Valley, surrounded by rolling farmland and overlooking the Porton Meadows, a designated Site of Special Scientific Interest. It offers a peaceful rural lifestyle with a strong sense of community.

The village has its own primary school and nursery, and the nearby village of Porton provides additional everyday amenities, including healthcare and a local pub. A well-used village hall and active community page keep residents connected and involved in local life.

Though rural in setting, Gomeldon lies just a short distance from Salisbury, offering easy access to the city's wide range of shops, schools, cultural attractions, and transport links. With its balance of countryside charm and community spirit, Gomeldon is an appealing setting for those looking to enjoy life in the heart of the Wiltshire countryside.

## Bourne Valley



# Key Information

## Local Authority:

Wiltshire Council

## Council Tax:

Band: G

## Property Type:

House - Detached

## Floor Area:



5440.00 sq ft

## Let Available Date:

1st March 2026 NB: This date is provisional and will only be confirmed once referencing has been successfully completed.

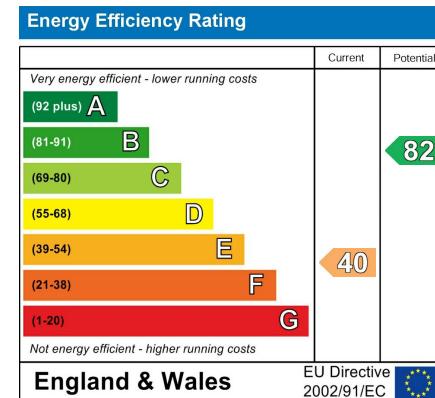
## Furnish Type:

Unfurnished

## Deposit:

£3,750

## EPC:



# Gomeldon, Salisbury, SP4

Approximate Area = 4235 sq ft / 393.4 sq m

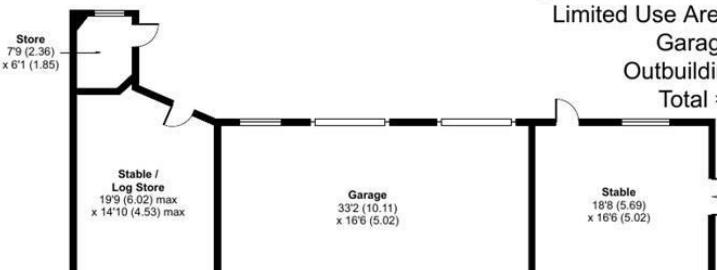
Limited Use Area(s) = 24 sq ft / 2.2 sq m

Garage = 546 sq ft / 50.7 sq m

Outbuildings = 635 sq ft / 59 sq m

Total = 5440 sq ft / 505.3 sq m

For identification only - Not to scale



GARAGE / OUTBUILDING 1 / 2 / 3



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025.

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