THE LONG HOUSE
TEFFONT, SALISBURY, WILTSHIRE
Multi-generational Residential Smallholding With Income Potential Set In A Highly Desirable Village Location, With Optional Further Land Available
**SITUATION**

Tisbury 4.5 miles, Shaftesbury 13 miles, Hindon 6 miles, Salisbury 8 miles, London 103 miles

**Mainline Train Services:** Tisbury to London Waterloo (110 minutes), Salisbury to Waterloo (90 minutes)

**International Airports:** Southampton 34 miles, Heathrow 81 miles

The **Long House** is situated on the outskirts of Teffont, a well-regarded village with excellent road access and close to Tisbury which has a good variety of shops as well as a mainline railway station. The property benefits from good communication links with the A303 to the north providing access to the M3 and M5 motorway network. The Cathedral City of Salisbury lies within easy reach to the east with Blandford Forum, Poole and Weymouth to the south (via A350).

**Education** There is an excellent range of both public and private schools in the locality including Sandroyd and St Marys near Shaftesbury, Port Regis at Motcombe, Bryanstone and Clayesmore at Blandford, Sherborne boys and girls with very good state schools at Ludwell and Shaftesbury. For independents see www.isc.co.uk and for state school information see www.dorsetforyou.com.

**Local, Sporting & Recreational Facilities** The market town of Shaftesbury provides a good range of services including two supermarkets, a post office, public houses, restaurants, church and a school with more comprehensive shopping, sporting, cultural and education facilities found in Salisbury. Good walking and cycling opportunities abound from the property into the surrounding countryside. Horseracing is at Salisbury, Wincanton and Bath. Local hunts include The South & West Wilts, Blackmore & Sparkford Vale and The Portman. Fishing can be enjoyed on the River Nadder nearby on licence via private clubs and organisations.

**THE LONG HOUSE**

Built we believe in the 1980’s and constructed of reconstituted stone elevations under a slate roof, the property comprises in total some 15,512ft² providing versatile accommodation with historic lapsed planning for a golf course & hotel; altered in recent times to create 3 separate cottages to the rear, currently rented out providing useful income. In addition a further quadruple garage extension has had the footings put in with further scope (STPP) for further ancillary accommodation

Approached via a sweeping drive to a rear courtyard, with central feature fountain, providing ample parking/turning for numerous cars on a private gravel driveway & concrete pad (footings for garage).
The accommodation comprises:

- Spacious entrance hall with wide central staircase leading to a galleried landing

- Kitchen/Breakfast room with walk-in larder & laundry / utility room with WC

- Drawing room with woodburner

- Dining Room & Snooker Room with office & conservatory
BARN COTTAGE

A spacious maisonette style property of 2,150 ft\(^2\) with:-
- Large entrance hall with cloakroom & stairs to
- Triple aspect open plan living room with kitchenette
- Master bedroom with ensuite bathroom
- Two further double bedrooms with shower room

Partially converted from an agricultural stock building with some internal walls etc which could be converted to another one/ two rental / holiday units [STPP]

LAND

Following the entrance track up to the first set of double five bar gates, whereafter all the land to the left of the track (shaded yellow on sale plan) comprising a small area of woodland, lake & two gently sloping pasture paddocks, lead to another bely of mixed woodland. In all Lot 1 is about 21.9 Acres

EAST WING

Converted by division from the main house providing 2,723 ft\(^2\) of accommodation :-
- Entrance hall with cloakroom
- Vast living room
- Kitchen breakfast room with stairs to
- Three ensuite double bedrooms

THE COTTAGE

A compact smaller unit of 1,009 ft\(^2\) comprising :-
- Entrance hall with cloakroom
- Kitchen/ breakfast room
- Sitting Room
- Two bedrooms & box room upstairs with shower room

BARN

Impressive master suite with large dressing room & twin bathroom/ shower rooms
- 3 further ensuite double bedrooms [one requiring window installation]
- Downstairs W.C
- Gravel driveway with lawned gardens & private patio

LAND

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LOT 2 (shaded pink on the sale plan) comprising track leading to two agricultural barns 75´ x 30´ with windows / secure etc & a more recent 60´ x 30´ barn

Five lakes with pegs [currently rented to a fishing club] and gently sloping pasture land

In all Lot 2 is about 16.4 Acres

LOT 3 (shaded green on the sale plan) comprising track leading to rising areas of woodland and two sloping pasture paddocks with a further belt of woodland leading to an area of woodland believed to have been an old fort, with a narrow track [impassable for vehicles] leading to access via the top lane

In all Lot 3 is about 43.4 Acres

LOT 4 accessed from the top lane (shaded orange on the sale plan) a broadly level area of cultivated arable land with a belt of woodland and spectacular far reaching views

In all Lot 4 is about 24.7 Acres

AGENTS NOTES

Fox Grant and their clients give notice that:
1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. 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 Fox Grant have not tested any services, equipment or facilities.

In all Lot 4 is about 24.7 Acres

Purchase must satisfy themselves by inspection or otherwise.

Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Local Authority Wiltshire Council Tel: 0300 456 0100

Council Tax TBC

Rights of Way A bridleway runs across the property along the central track for the most part as marked on the sale plan

Energy Performance Certificate (EPC) Band D for house & East Wing; Band C for The Cottage & Barn Cottage - full reports available upon request

Services Mains water, electricity & drainage. Oil fired central heating to radiators. Each property has it’s own boiler & is separately metered for oil

Fixtures & Fittings Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.

Tenure The property is sold Freehold and will be sold with vacant possession on completion; following two months notice being given to the current tenants upon exchange of contracts.

Particulars Prepared in December 2018.
DIRECTIONS
From Salisbury head west on the A30 for Shaftesbury. After about 2 miles, in the centre of Barford St Martin turn right signposted Dinton (B3089). Continue through Dinton and pass the thatched lodge on your left and the property will be found further along on your right hand side, before entering Telfont itself.

Postcode: SP3 5RS

VIEWINGS
All viewings strictly by appointment through the agents on 01722 782727. Please contact Phil Howard on phil@foxgrant.com for further details.
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