



SUTTON MANDEVILLE

Boatwrights
Estate Agents



LANCERS HOUSE

Sutton Mandeville, Wiltshire,
SP3 5NL

Summary Of Accommodation

Handsome & Substantial Wiltshire Residence
Currently Being Used As A Successful B&B |
Excellent Located Within Wiltshire's Highly
Regarded Nadder Valley | 19 Bedrooms & 19
Bathrooms | Self-Contained High Specification
Apartment | Attractive Gardens & Wonderful
Countryside Views | Ample Parking | Stunning
Sun Terrace Ideal For Entertaining | Just Under
8000 Sq. Ft. of Accommodation | Overall Grounds
Totalling Approx. 1.5 Acres | EPC: E

The Property

Occupying an enviable situation within the Nadder Valley village of Sutton Mandeville, Lancers House is a considerable residence offering exceptional levels of accommodation both within the main house and the additional dwelling located to the north.

Originally constructed in 1935, the current owners have undertaken significant improvement works over recent years to completely transform the property into what you see today. With just under 8000 sq. ft of flexible accommodation space, the property presents an exciting and completely unique opportunity. With a total of 19 bedrooms, 19 bathrooms, several reception rooms, three kitchens and two dining rooms, Lancers House is a simply incredible property from start to finish.

Within the additional dwelling to the north of the main house located on the first floor is a stunning apartment that has been finished to a very high specification throughout. A well-equipped kitchen and a welcoming sitting room is present as well as a spacious bedroom offering en suite facilities.





Outside

The grounds at Lancers House have also seen several upgrades during the current owner's reign that since have been maintained to a high standard.

A welcoming entrance has been crafted that meanders into the parking area that has space for c.20 vehicles. To the east is a productive vegetable garden that in turns leads to a young and developing orchard. To the south are views of Fovant Downs which are simply breath-taking and to the north are views over the neighbouring farmland and the Nadder Valley Countryside.

To the front of the main house is an established area of lawn that is enclosed with a comprehensive beech hedge and to the west is a wonderful sun terrace that offers a superb outside space to entertain.

Location

The tranquil and highly desirable village of Sutton Mandeville located in the heart of Wiltshire's Nadder Valley is renowned for its attractive, gently undulating countryside that forms part of an Area of Outstanding Natural Beauty. There are a number of bistro dining pubs in the surrounding area as well as several traditional Countryside Inns including The Compasses and the Greater Good. The nearby village of Fovant provides a village hall, shop, post office, church, and a well renowned Doctors surgery.

Also nearby, Tisbury has an excellent range of immediate facilities including a Co-Operative Supermarket, several independent retailers, leisure centre, recreation ground and several community groups. Since 2014, Tisbury has been voted within the Top 5 villages to live in outside of London according to the Sunday Times.

Sutton Mandeville also benefits from great road links to both the city of Salisbury and market town of Shaftesbury, where larger supermarkets can be found as well as an excellent ranging of schooling including two very well thought of Grammar Schools.

Trains: Tisbury (London Waterloo 1hr 45mins), Tisbury (Exeter St Davids 1hr 36mins).

Agents Note

We'd like to inform perspective purchasers that this property has elements of commercial usage within it in meaning that purchasers mortgageability may well be effected. We are informed that a change of use back to a full residential use may well be possible subject to the relevant consents.

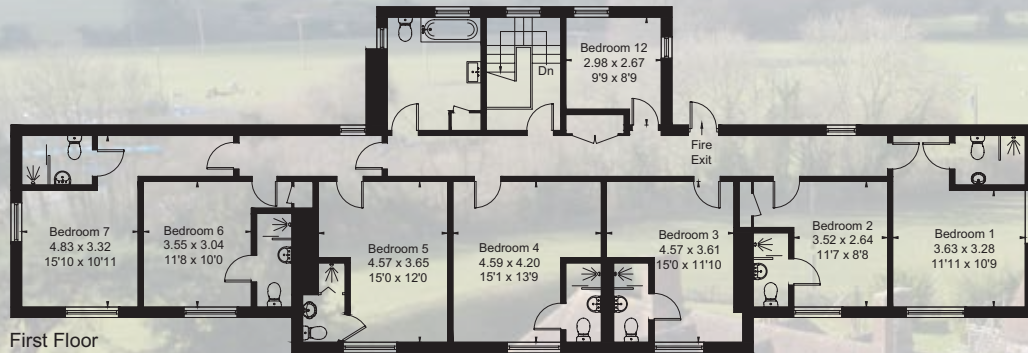
Tenure

Freehold.

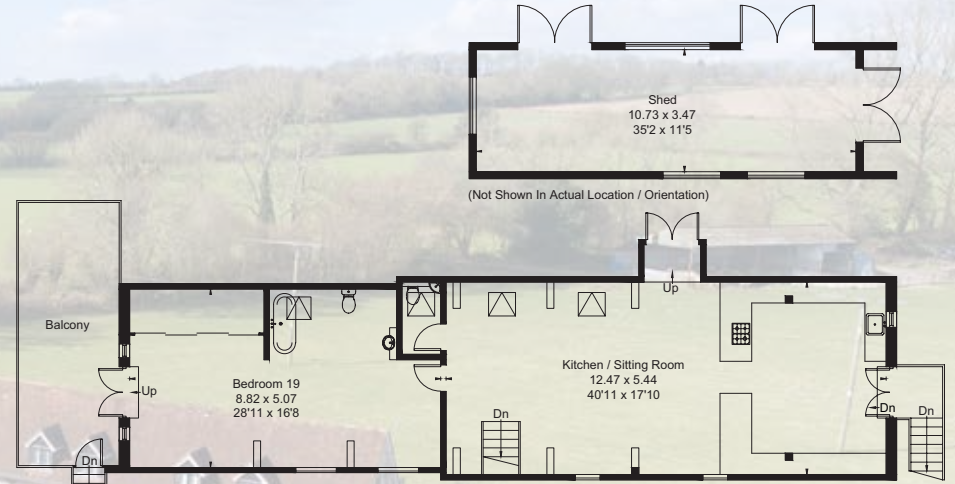




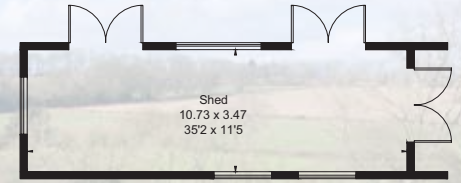
Approximate Area = 444.7 sq m / 4787 sq ft
 Outbuilding = 293.6 sq m / 3160 sq ft
 Boiler House = 4.3 sq m / 46 sq ft
 Total = 742.6 sq m / 7993 sq ft (Excluding Shed)
 Including Limited Use Area (5.2 sq m / 56 sq ft)



First Floor



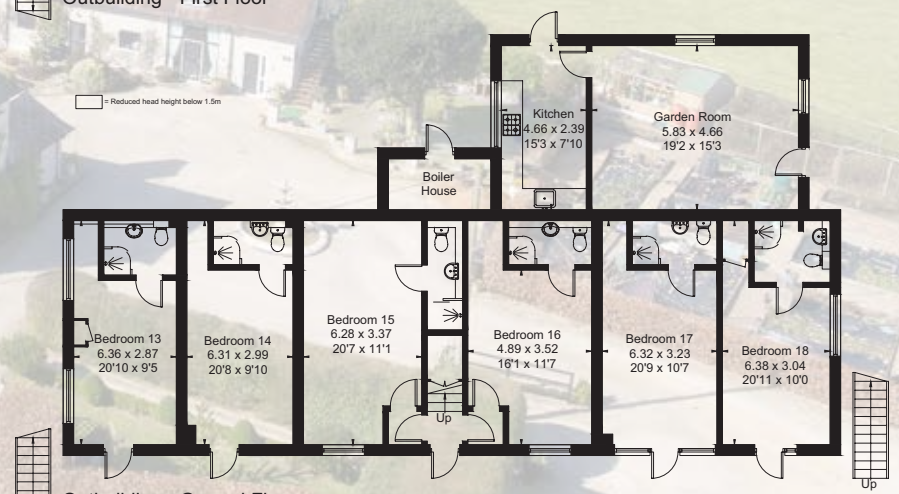
Outbuilding - First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



Outbuilding - Ground Floor
 (Not Shown In Actual Location / Orientation)

Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate. 16th March 2022

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