



BAILEY HILL FARMHOUSE

SUTTON ROW, SUTTON MANDEVILLE SALISBURY SP3 5NQ

Boatwrights
Estate Agents





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Sutton Row, Sutton Mandeville
Salisbury SP3 5NQ

Summary Of Accommodation

- A Utterly Wonderful Rural Cottage
- Set Within The Stunning Cranborne Chase Natural Landscape
- Extended Accommodation Finished To The Highest Quality
- Three Bedrooms & Two Bathrooms
- Superb Main Bedroom With En Suite Facilities
- Stunning Kitchen / Dining Space
- Attractive Gardens With Elevated Sun Terrace
- Fantastic Countryside Views
- Off Road Parking for Three Vehicles
- EPC: E

Description

Welcome to the outstanding, Bailey Hill Farmhouse.

The property has seen recent, significant upgrades during the current ownership including a double storey extension as well as a further extension to the sitting room. This stunning home now presents over 1800 sq ft of accommodation space including a gorgeous new kitchen, charming and cosy sitting room as well as a simply wonderful main bedroom (with gun cabinet), complete with a spacious en suite. In addition there is a substantial loft space with easy access.

This rural cottage has been beautifully appointed throughout and now presents the most gorgeous Wiltshire home that can be enjoyed throughout the seasons.

Services: The property is connected to mains water and electricity. An underfloor heating system is present on the ground floor as well as a wood burning stove in the sitting room. Electric radiators are present on the first floor. Private drainage is connected to the property. There is an electric EV car charger, Wifi and a music system.





Location

The peaceful and highly desirable village of Sutton Mandeville is located in the heart of Wiltshire's Nadder Valley and is renowned for its attractive, gently undulating countryside that forms part of an Area of Outstanding Natural Beauty. In addition are a number of bistro dining pubs in the surrounding area as well as several traditional Countryside Inns including The Compasses that is less than half a mile away at neighbouring Chicks Grove.

The nearby village of Tisbury is the largest village in Wiltshire's Nadder Valley and is located to the west of the cathedral city of Salisbury. The village benefits from a railway station which is on the main line between Exeter and London Waterloo. Tisbury has an excellent range of immediate facilities including a Co-Operative supermarket, several independent retailers, post office, public houses, doctors' surgery, leisure centre, recreation ground and several community groups.

Since 2014 Tisbury has been voted among the Top 5 villages to live in outside of London according to the Sunday Times.

Outside

Externally, Bailey Hill Farmhouse continues to impress with its overwhelming sense of quality, tranquillity and characterful.

The rear garden is of a sloped nature than enables the most beautiful view of the neighbouring countryside. The view is far reaching and with the perfectly positioned sun terrace, it can be enjoyed all year round.

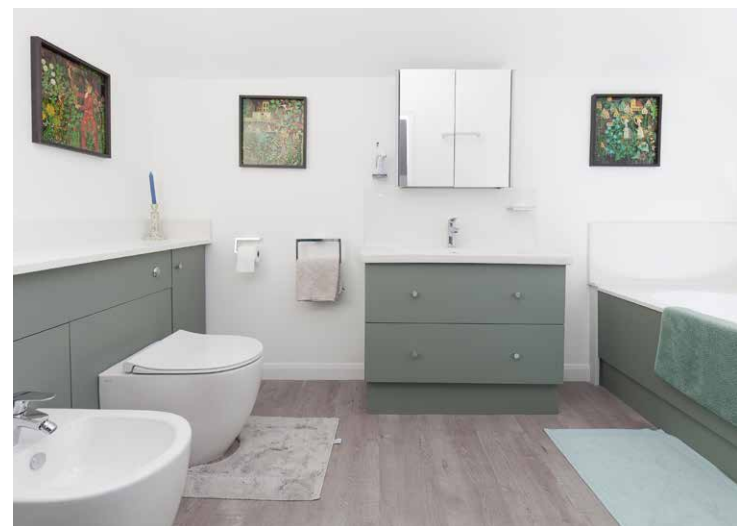
Set within grounds of approximately 0.2 of an acre the size of the garden compliments the house effortlessly.

In addition is off road parking for three vehicles as well as a paved patio, accessed from the sitting room which provides an ideal space for entertaining.

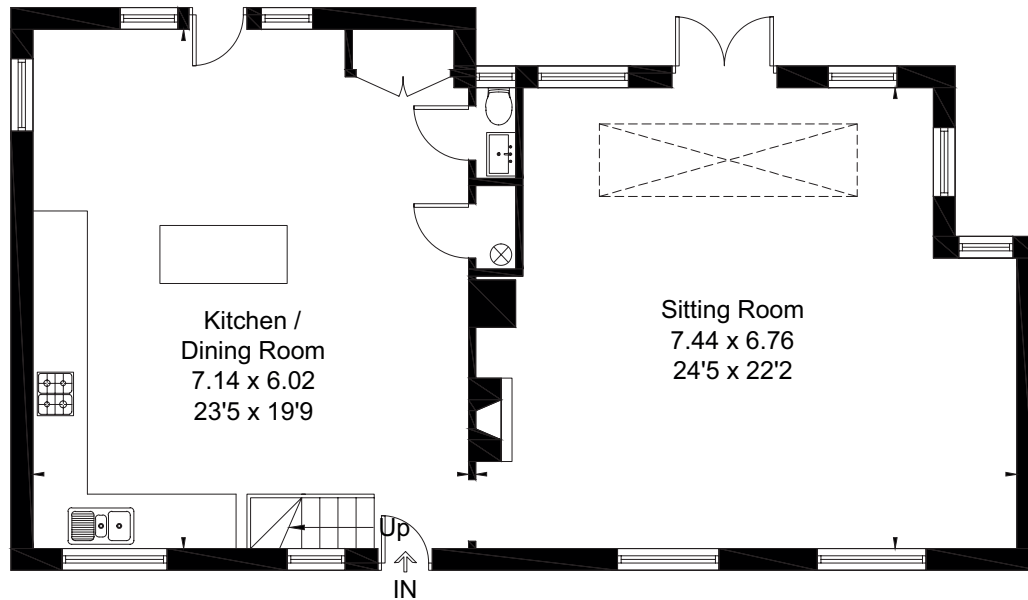
Tenure: Freehold

Local Authority: Wiltshire Council Tax, Band E.

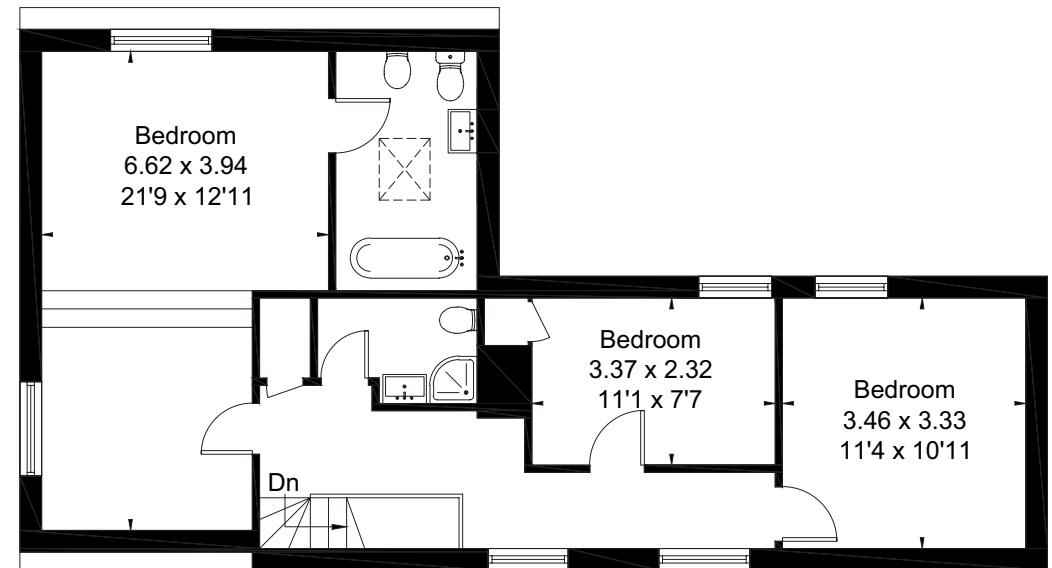
Furnishings: The seller would like to inform potential purchasers that the furniture could be included within an agreed sale price. We have been informed that the furniture is either new or had very little use.



Approximate Floor Area = 167.6 sq m / 1804 sq ft



Ground Floor



First Floor



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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. MARCH 2025