



# THE OLD BARN

SUTTON MANDEVILLE, WILTSHIRE, SP3 5NG

Boatwrights  
Estate Agents





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## Summary Of Accommodation

- Exceptional Barn Conversion In Pretty South Wiltshire Village
- Over 2000 Sq Ft Of Flexible, Extended High Quality Accommodation
- Highly Desirable Nadder Valley Village With Wonderful Walks On Your Doorstep
- Spectacular Kitchen/ Dining Area With Bifold Doors Onto The Sun Terrace
- Dual Aspect Sitting Room With Attractive Fire Place
- Four Bedrooms & Three Bathrooms
- Superb Gardens Spanning Approx. 1 Acre
- Ample Driveway Parking & Garage
- A Simply Must View Property
- EPC: D

### The Property

Welcome to The Old Barn, a truly unique property situated in Sutton Mandeville.

Sutton Mandeville is one of the Nadder Valley's most picturesque villages, this fantastic property offers a perfect blend of modern living spaces coupled with a rural lifestyle.

Occupying an overall plot of approx. 1 acre, the current owners have meticulously upgraded the accommodation throughout including the completion of the kitchen/dining room extension which is a simply wonderful space. Briefly comprising of a welcoming entrance hall with views through to the rear garden, dual aspect sitting room complete with wood burning stove complimented by a local quarry stone fire surround, four bedrooms, three en-suite bathrooms, utility room, cloakroom and a mezzanine floor study area. There is also a multi-generational living bedroom with en-suite and kitchenette.

**Tenure:** Freehold

**Services:** The property is connected to mains electricity and water. Drainage is in the form of a private septic tank and the property also benefits from an oil-fired central heating system.

**Local Authority:** Wiltshire Council, Band E.

**Viewing:** Strictly by appointment only with Boatwrights in Tisbury. 01747 859 35P. [www.boatwrights.co.uk](http://www.boatwrights.co.uk)





## 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 the Cranborne Chase Natural Landscape which is in an AONB and a Dark Sky Reserve.

In addition are a number of gastro 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. Tisbury benefits from a railway station which is on the main line between Exeter and London Waterloo. Tisbury is a thriving high street with an excellent range of facilities including a small 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

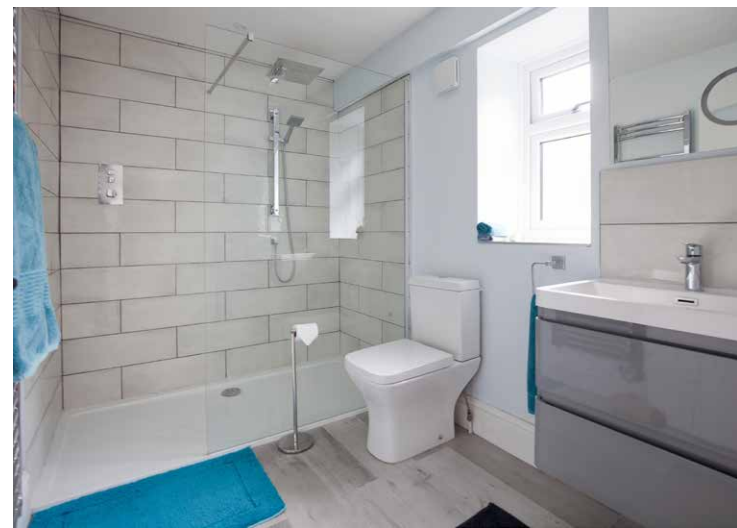
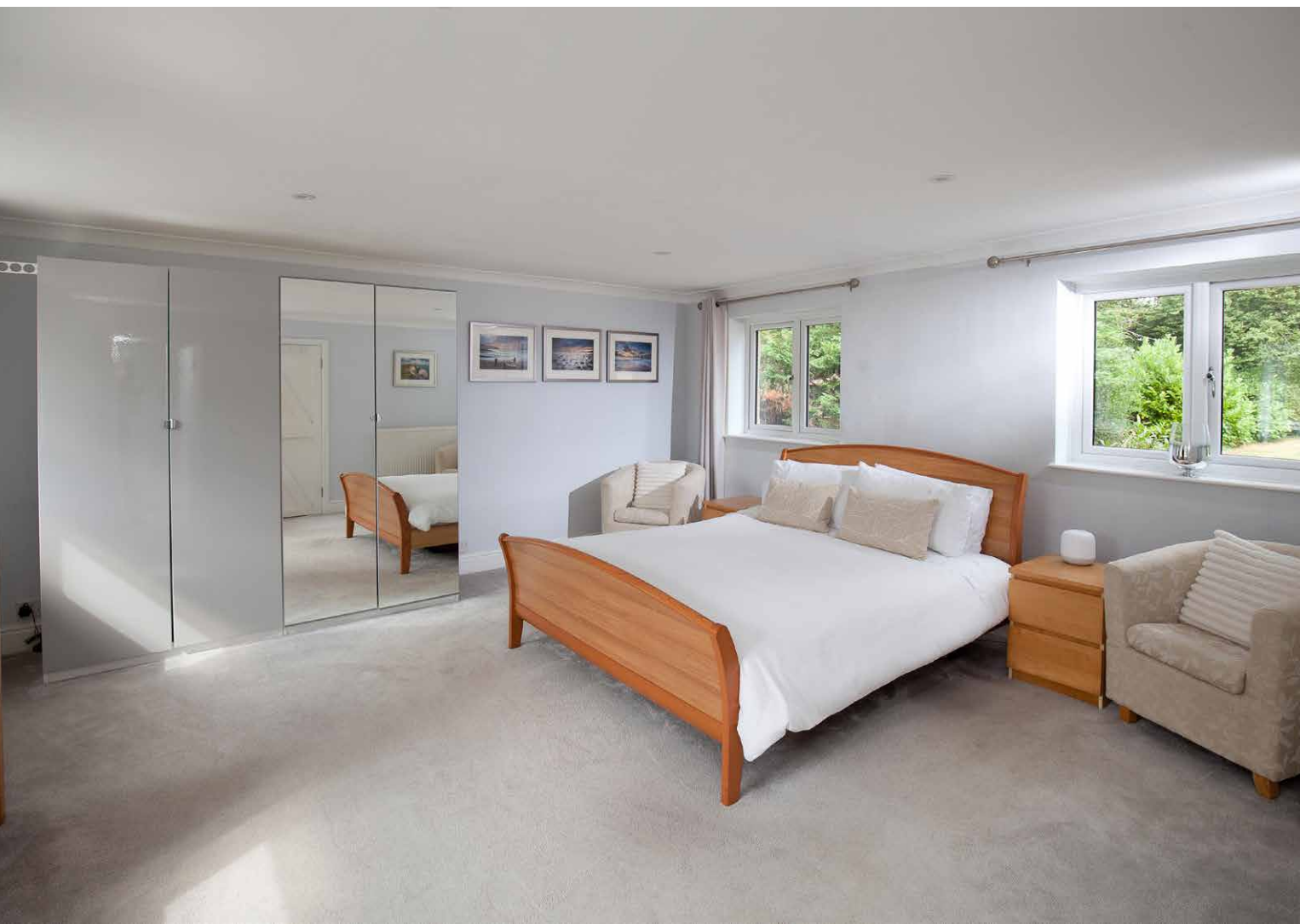
Externally, The Old Barn continues to impress.

Immediately the approach through a five bar gate onto a sweeping driveway which is extensive, impressive and welcoming.

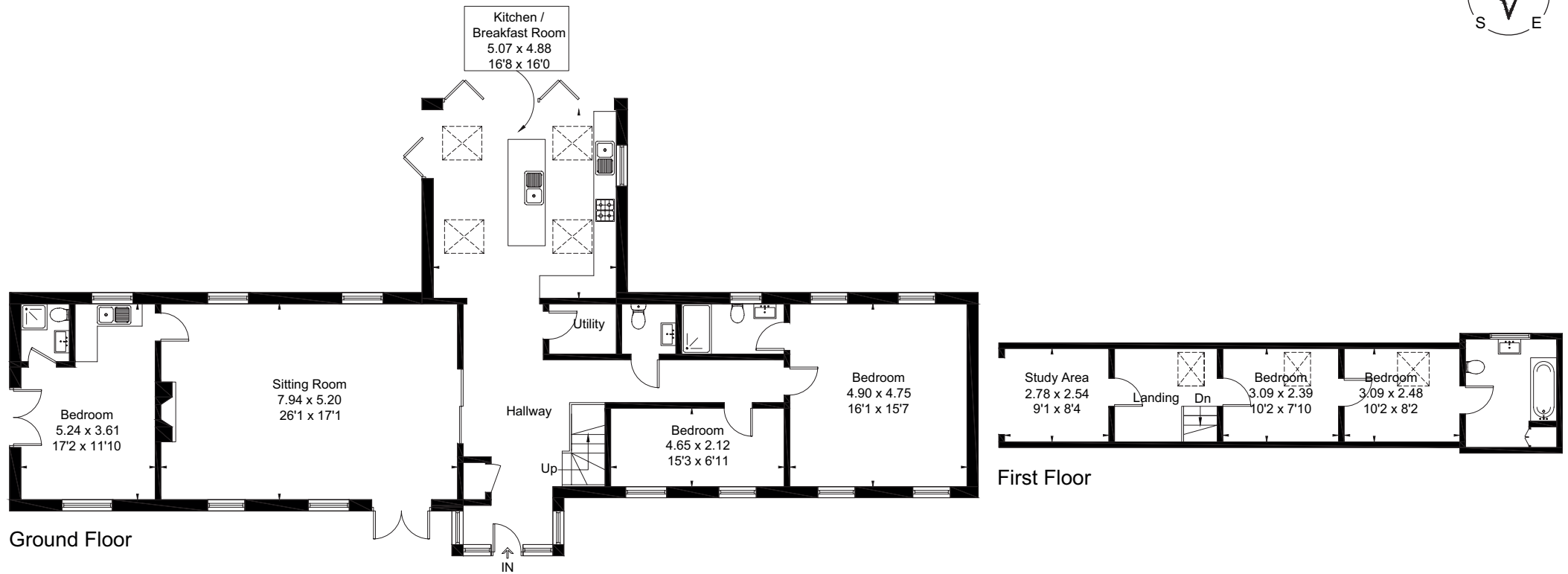
The double garage is located to the front of the property which benefits from power, lighting and storage above.

Positioned south westerly, the gardens offer a real sense of privacy, space and rural living. An attractive view of the neighbouring countryside can be seen and enjoyed from the rear of the house throughout the seasons and the fantastic sun terrace that is simply perfect for outdoor living and entertaining.

There are areas of established lawns, vibrant shrubbery and intelligent planting as well as a greenhouse, all of which present the outside of this wonderful home as somewhere very charming and special indeed.



Approximate Floor Area = 186.7 sq m / 2010 sq ft



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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. DAY MONTH 2019