



Manor Farm House, Corton, Warminster BA12 0SZ

£795,000 Freehold

COOPER
AND
TANNER



Manor Farm House, Corton Warminster BA12 0SZ

 4  2  2 EPC E

£850,000 Freehold

Description

A charming four bedroom detached extended farmhouse located in a beautiful setting in the sought after village of Corton in the popular Wylve Valley. The house retains its character with old beams throughout, parquet flooring, fireplace and an old fashioned pantry. It offers a double garage and a workshop both with potential to convert to an annex. In addition there is parking for several cars, a stable block and outbuildings. There are mature gardens surrounding the property with views of open countryside in every direction.

In brief, the accommodation comprises entrance hall, pleasant dual aspect dining room, light and airy sitting room with a wood burning stove and steps leading up to a conservatory, kitchen/breakfast room with a range of fitted wall and base units and cooker, utility area and cloakroom with door leading to the side to the double garage and workshop.

To the first floor there is a good sized landing with far reaching views across the fields, family bathroom and four bedrooms of which one benefits from an en-suite. All the bedrooms have original oak beams and the master bedroom also benefits

from triple aspect sash windows and beautiful views across the village and open countryside. There is a spacious attic with potential for conversion, subject to the necessary planning permissions being sought.

Viewing comes highly recommended.









Outside

The property is approached through a wrought iron entrance gate with a pathway leading to the main front entrance. There are mature gardens to the front of the property with a large established fruit tree and lawns to either side. To the side of the property there is a large gravel driveway with parking for several vehicles and access to the double garage. The rear garden boasts extensive lawns with established trees and flower borders enclosed by hedging and backs onto open fields beyond. There is a detached stable block, a further outbuilding and woodstore.

Location

Manor Farmhouse is situated in the beautiful village of Corton in the Wylde Valley, ideally located between Bath and Salisbury. The popular Dove Inn Public House is within walking distance of the house. Warminster lies approximately 6 miles distant and offers a wide range of both shopping and leisure facilities to include library, sports centre, swimming pool, churches, doctors' and dentists' surgeries, hospital and post office. Warminster also benefits from a main line railway station to London Waterloo, whilst the nearby A303 provides

excellent road links to London to the east and Exeter to the west. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and the Salisbury Plain



Local Information Corton

Local Council: Wiltshire

Council Tax Band: G

Heating: Oil fired central heating

Services: Private drainage, Water and Electricity

Tenure: Freehold



Motorway Links

- A303/M3
- M4



Train Links

- Warminster
- Westbury



Nearest Schools

- Heytesbury
- Sutton Veny

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Floor plan produced in accordance with RICS Property Measurement Standards (incorporating International Property Measurement Standards (IPMS Residential)). © rickscm 2023. Produced for Cooper and Tanner. REF: 978312



Corton, Warmminster, BA12
 Approximate Area = 2243 sq ft / 208.4 sq m
 Garage = 510 sq ft / 47.4 sq m
 Total = 2753 sq ft / 255.8 sq m
 For identification only - Not to scale