



The Old Hunting Lodge, Stourton Lane, Stourton,  
Warminster, Wiltshire, BA12 6QN

Guide Price £795,000 Freehold

COOPER  
AND  
TANNER







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 5  5  4 EPC TBC

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## Description

Cooper and Tanner are delighted to bring to the market this impressive, detached Grade II residence locally known as The Old Hunting Lodge. This imposing property has an interesting and well documented history, and has been lovingly renovated and extended. The property retains a wealth of character and provides comfortable family accommodation throughout. The original residence is believed to have been built in 1850 by Sir Hugh Richard Hoare, then owner of the Stourhead Estate. A dairy was added later in the 19th century. In around 1946 ownership of the Stourhead Estate passed to the National Trust. The Trust carried out some alterations in the 1950s, and sold the home in the 1990s.

The accommodation comprises an entrance hall with tiled flooring, beams and stairs to the first floor, dining room, snug with wood-burner and door to garden, study with feature fireplace and shelving, main sitting room with vaulted ceiling, fitted

kitchen / breakfast room with 4-oven Aga, utility room, rear courtyard. On the first floor in the main house are three bedrooms, en-suite, family bathroom. The master bedroom is accessed via the main sitting room staircase and has an en-suite shower room. The self-contained annexe has a separate entrance vestibule, kitchen area with space for units and appliances, a living room area, bedroom and shower room. This would be ideal for extended family or a possible Airbnb.

## Outside

A track runs to the side of the house and gives access to the private driveway offering ample parking. The generous grounds are laid mainly to lawn and incorporate hedging, planting, shrubs and a gravel seating area with a pergola over. At the side is a grass verge area.

Viewing comes highly recommended to realise the full charm of this substantial village residence. (BY APPOINTMENT ONLY)















## Location

The villages of Kilmington and Stourton are located in a quiet rural spot on the western boundary of Wiltshire and Somerset, and enjoy close proximity to the National Trust Stourhead House and Garden.

Stourton's closest towns are Mere and Warminster, Mere being the smaller of the two towns, offering a range of shops and facilities such as doctor's surgery, dentistry, post office and Co-Op convenience store.

Warminster is the larger town and offers a full range of shops and amenities including a main line train station. Warminster train station has connections to Bath / Bristol / Bradford-on-Avon / Westbury / Paddington / Reading, while Gillingham train station offers a direct service to Waterloo and Exeter.

Junction 18 / M4 is 18 miles (29km). The A361 connects to Swindon to the north-east and Barnstaple to the south-west, while the north south A350 primary route to Poole runs close to the town. Bristol Airport which is 30 miles (48 km) west.

Bath and Salisbury are about 25 miles away. The A303 is about 3 miles to the south.



### Local Information

**Local Council:** Wiltshire Council

**Council Tax Band:** D

**Heating:** Oil fired central heating

**Services:** Private drainage Septic Tank, Mains Electricity and Water

**Tenure:** Freehold



### Motorway Links

- A303/M3/A361/A350
- M4



### Train Links

- Gillingham
- Westbury
- Warminster



### Nearest Schools

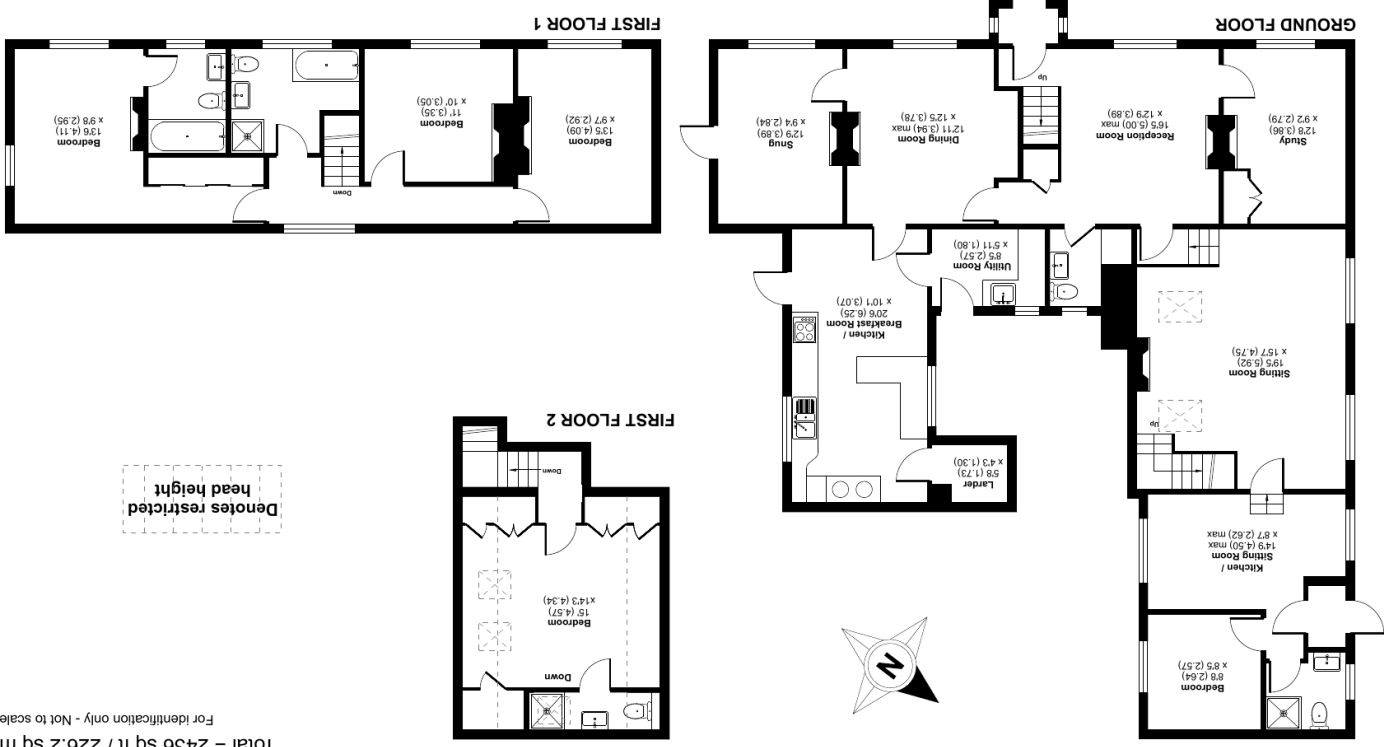
- Zeals/Mere/ Gillingham/Bath
- Warminster/Westbury/BOA



# Stourton Lane, Warmminster, BA12

Approximate Area = 2299 sq ft / 213.5 sq m  
 Limited Use Area(s) = 137 sq ft / 12.7 sq m  
 Total = 2436 sq ft / 226.2 sq m  
 For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer  
 RICS  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.  
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