



The Granary

Whiteparish, Salisbury, SP5 2QE

SPENCERS
ROMSEY





THE GRANARY

WHITEPARISH • SALISBURY

A distinguished country residence set within 1.8 acres of landscaped grounds within the beautiful and ever-popular village of Whiteparish. Originally the subject of an award-winning barn conversion, the estate has since evolved into a unique family home offering outstanding lifestyle flexibility.

Ground Floor

Porch, Entrance Hall, Cloakroom, Snug, Family Room, Sitting Room, Orangery, Dining Room, Kitchen/Breakfast Room, Utility Room

First Floor

Landing, Three Double Bedrooms, Two En-suites, Family Bathroom, Walk-in Wardrobe

Outside

Gardens Extending to 1.8 Acres, Tithe Barn, Self-Contained Annexe, Barn Cottage, Two Cart Barns, Paddock

Guide Price £1,300,000 - £1,350,000



6



6



5





The Property

A distinguished country residence set within approximately 1.8 acres of landscaped grounds and enviably positioned in the beautiful and ever-popular village of Whiteparish. Alongside the main house, the estate includes a magnificently restored Tithe Barn, a self-contained two-bedroom cottage, and a contemporary annexe, providing outstanding scope for multi-generational living, guest accommodation, income generation, or commercial use (subject to consent).

Approaching 3,000sqft (excluding outbuildings), the principal house offers a seamless blend of traditional craftsmanship and modern design. Entry is via a pair of oak double doors that open into a generous central reception hall, creating an immediate sense of grandeur.

The formal Sitting Room flows naturally into a vaulted Conservatory, a striking light-filled space with garden views, perfectly suited for entertaining. The Snug provides a more intimate retreat, enhanced by exposed brickwork and oak panelling, while a spacious Family Room offers flexibility for day-to-day living.

At the heart of the home is the bespoke Kitchen/Breakfast Room, fitted with hand-painted oak cabinetry, Corian work surfaces, and a comprehensive range of integrated appliances. A built-in dining bench encourages sociable family gatherings, while the adjoining David Salisbury Orangery, with direct access to the private garden terrace, creates a serene and versatile space for relaxed dining or entertaining. Completing the ground floor are a Utility Room and cloakroom.

On the first floor, a galleried landing leads to three double bedrooms. The Principal Suite is a luxurious retreat with a large bedroom, private Dressing Room, and en-suite shower room. The Second Bedroom benefits from its own en-suite and built-in storage, while the Third Bedroom is served by a beautifully appointed family bathroom featuring a freestanding bath and contemporary finishes.









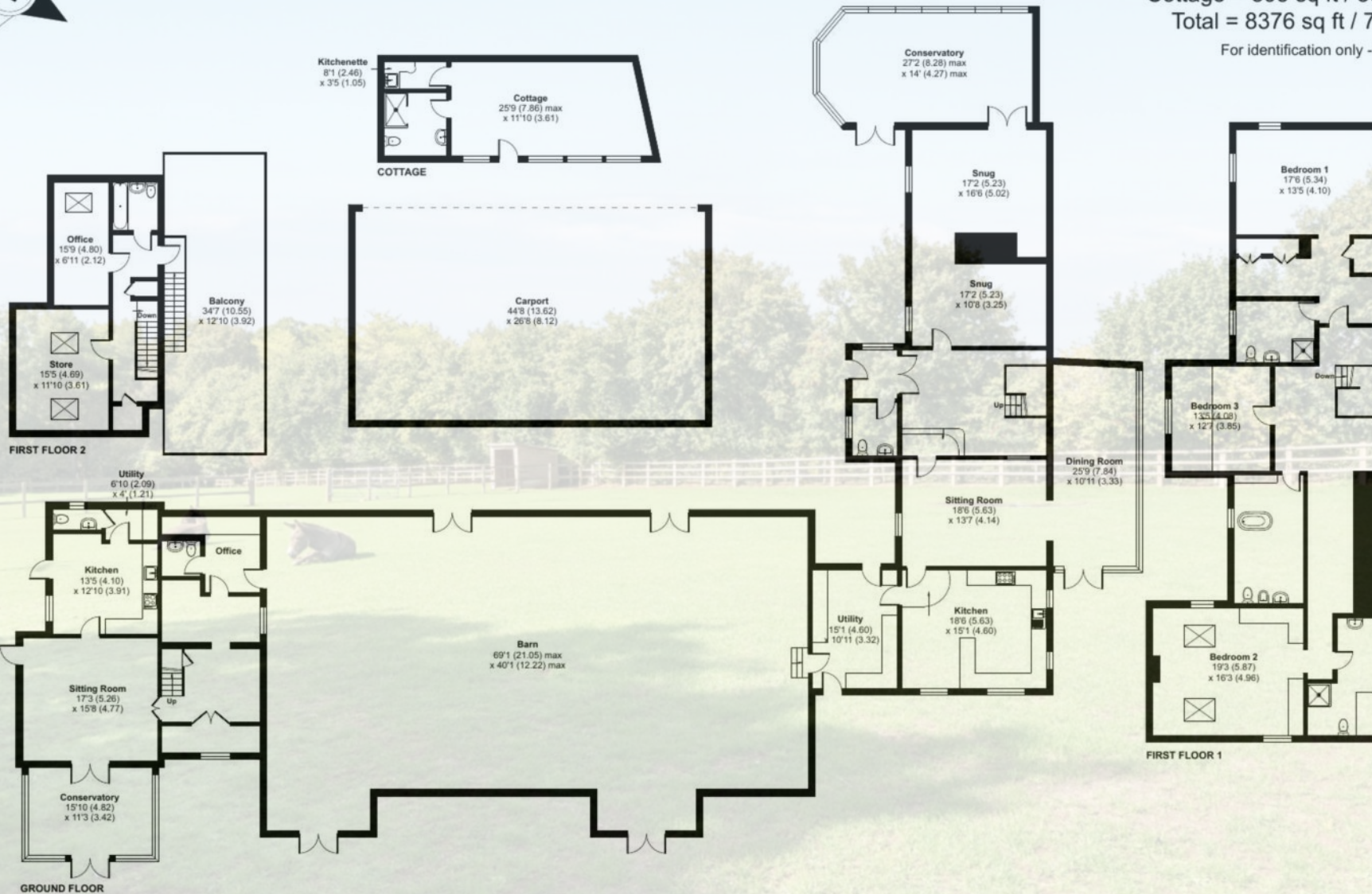
The Granary, Whiteparish, Salisbury, SP5 2QE

Approximate Area = 7981 sq ft / 741.4 sq m (excludes carport)

Cottage = 395 sq ft / 36.6 sq m

Total = 8376 sq ft / 778 sq m

For identification only - Not to scale





The Property Continued

The superbly restored Tithe Barn is the estate's architectural centrepiece. With soaring vaulted ceilings, exposed oak beams, and cathedral-like proportions, it is a breathtaking space. Historically used for concerts, charity events, and large private gatherings, the barn also incorporates a substantial office/workshop area with mezzanine and storage, ideally suited to creative or commercial pursuits (STPP). Previous planning consent (now lapsed) permitted part-residential use, highlighting its future potential.

Barn Cottage offers fully self-contained accommodation, complete with its own private walled garden and driveway. The cottage includes a Sitting Room, Conservatory (featuring an original well), a spacious Kitchen/Breakfast Room, two double bedrooms, and a modern bathroom, together with a Utility Room and cloakroom. This arrangement makes it ideal for guests, extended family, or use as a holiday let.

The contemporary oak-framed Annexe provides a stylish, independent studio. With floor-to-ceiling glazing, an oak kitchenette, and sleek wet room, it combines modern architecture with versatility, equally well suited to guest use, independent living, or even as a home office.

The property is approached via electric gates framed by traditional brick and flint walls, opening onto a sweeping gravel driveway centred on an elegant fountain. The landscaped gardens are beautifully arranged with formal lawns, colourful borders, and secluded terraces, creating a variety of outdoor spaces for entertaining and relaxation.

A former cart barn currently provides ample storage and parking, with the potential (STPP) to convert into further accommodation. Another cart barn has been transformed into a versatile barn with potential to be utilised as a gym or outdoor kitchen.

A separate paddock, located on your approach to the property is enclosed by post-and-rail fencing with separate field shelters, alongside additional stabling and water.





Additional Information

Energy Performance Rating: Grade II Listed Property

Council Tax Band: H

Local Authority: Wiltshire

Tenure: Freehold

Heating: Central heating

Services: Mains gas, water and electric

Drainage: Septic tank

Broadband: Fibre broadband with standard speeds available (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider

Property Video

Point your camera at the QR code below to view our



Viewing

By prior appointment only with the vendors agents Spencers Property.

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

7 Market Place, Romsey, Hampshire, SO51 8NB
T: 01794 331 433 E: romsey@spencersproperty.co.uk

www.spencersproperty.co.uk