



Old Mill Barn, Henford Marsh,
Warminster, Wiltshire, BA12 9PA

Guide Price - £1,200,000

COOPER
AND
TANNER



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 4  4  4 EPC E

Guide Price - £1,200,000 Freehold

Description – (Approx 2625 sq ft)

An outstanding characterful detached barn conversion that has been the subject of a careful and detailed upgrade programme by the present sellers over the last year. The property has also the benefit of having had the layout reconfigured to provide a more efficient and comfortable family living arrangement. Other improvements include a re-wire and heating plumbing system upgraded. Particular attention to detail is clear in this home along with a pleasing decoration pallet throughout.

The extensive accommodation comprises a large reception hall that gives access to the substantial main lounge with wood burner stove and windows having views towards the garden and the river Wylfe. The naturally light and airy upgraded kitchen / breakfast room has a vaulted ceiling along with a wide range of units with space for a Aga / Rayburn and other integrated appliances., bifold doors give access to the outside patio. Study / bedroom, utility room and ground floor bathroom. Other rooms on the ground floor include two bedrooms with en-suite shower rooms, studio / office and a workshop.

On the first floor a landing gives access to the other two bedrooms with en-suite shower rooms and a study / bedroom

The property is nestling in a tucked away location along a private driveway that leading to the gravelled tree lined drive which in turn gives access to the detached Oak framed garage and tool shed. A gravelled driveway offers ample parking and turning. The established and beautifully landscaped grounds extend to approx. 1.86 acres. The grounds incorporate substantial lawn areas with mature trees, block paved patio and seating areas.

A section of the gardens borders the Wylfe River and have fishing rights. There is also a pleasing wooden summerhouse on the gardens edge to enjoy summer evenings listening to the river.

Viewing – By appointment only









Location

The town of Warminster offers a wide range of cafes and shopping and leisure facilities to include library, theatre, sports centre, swimming pool, schools, churches, doctors' and dentists' surgeries, vets, 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 Salisbury Plain.

Warminster train station has connections to Bath/ Bristol / Bradford on Avon / Salisbury / Westbury / Paddington /Reading. Junction 18 / M4 is 18 miles (29km) away.

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 is 30 miles (48 km) west, Bath and Salisbury are about 20



Local Information

Local Council: Wiltshire Council

Council Tax Band: G

Heating: Central heating to radiators

Services: Sewage Treatment Plant. Mains Electricity and Water

Tenure: Freehold



Motorway Links

- A303/M3/A361/A350
- M4



Train Links

- Westbury
- Warminster



Nearest Schools

- Trowbridge/Frome
- Warminster/Westbury/BOA

Henfords Marsh, Warmminster, BA12

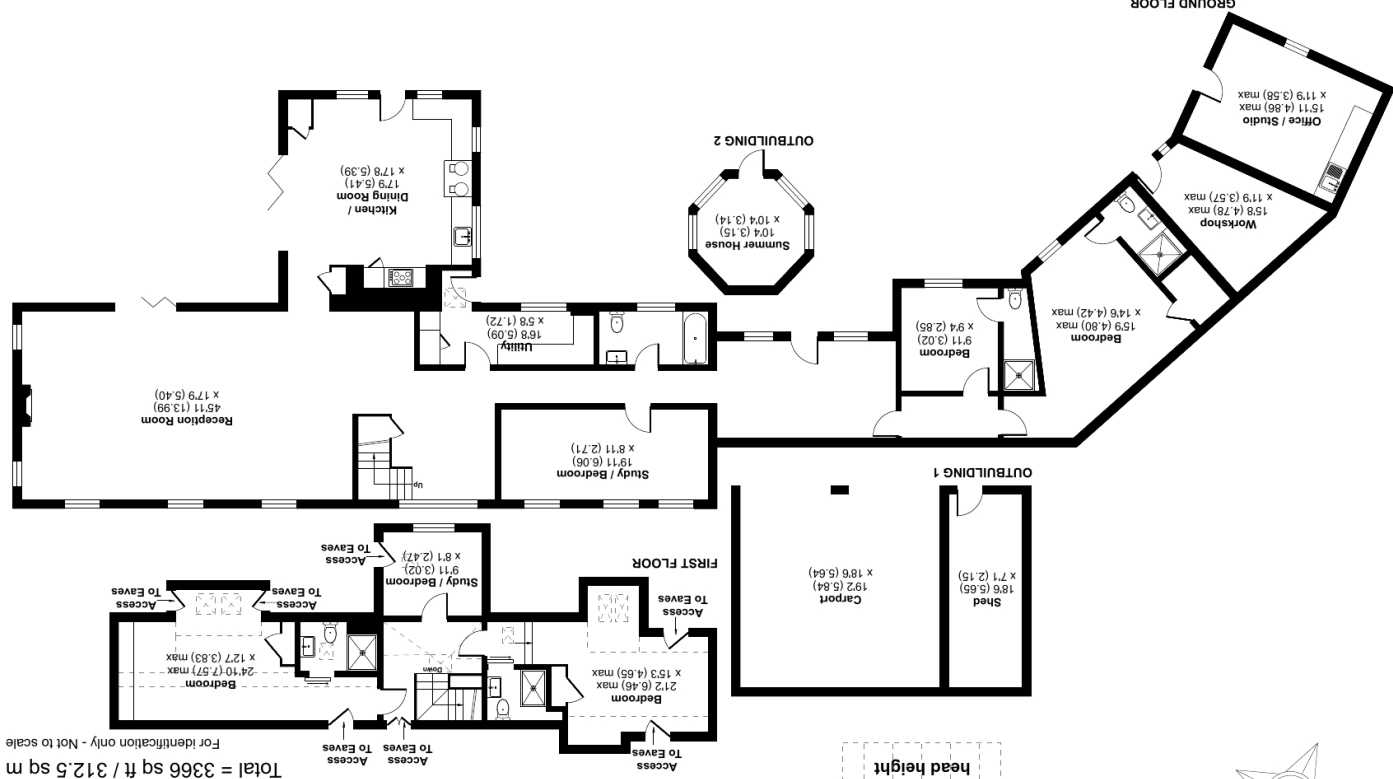
Approximate Area = 2625 sq ft / 243.8 sq m (excludes carport)

Limited Use Area(s) = 213 sq ft / 19.7 sq m

Outbuildings = 528 sq ft / 49 sq m

Total = 3366 sq ft / 312.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Cooper and Tanner. REF: 1257615

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