BENTLEIGH FARM COTTAGE

Pitton Road, Pitton, Salisbury, Hampshire, SP5 1EG

TO LET

£1,525,000

BCM Wilson Hill

Bentleigh Farm Cottage

Pitton Road, Pitton, Salisbury, Hampshire, SP5 1EG

An exciting opportunity to acquire a versatile equestrian property, with a charming 4-bedroom house and around 20 acres of land set within beautiful rolling countryside.

Bentleigh Farm Cottage

Bentleigh Farm cottage is located in a picturesque and peaceful setting in the charming village of Pitton, south of Wiltshire about 5 miles east of Salisbury. The property presents a unique opportunity to acquire a versatile property with an abundance of potential for many uses (subject to planning), with a collective building footprint of over 8000 Sq Ft which sits on an impressive 20-acre plot.

Bentleigh Farm was redeveloped and improved in 1992 incorporating both residential and equestrian facilities. The residential dwelling is an appealing and spacious four-bedroom detached house offering two light filled reception rooms that benefit from doors opening on to a rear terrace with picture perfect views of glorious countryside and a pretty pergola, a perfect seating area for relaxing and entertaining. The triple aspect sitting room offers an attractive log burner and surround. A modern kitchen/diner benefitting from a wealth of stylish cupboard units with all integrated appliances as well as a central dining area, ideal for modern, family living. Adjacent is a practical utility room with side access. Two double bedrooms with fitted wardrobes, a spacious bathroom and a cloakroom which completes the ground floor accommodation.

The first floor comprises a splendid principal bedroom with double aspect windows and a feature vaulted ceiling with spectacular far-reaching views of the beautiful palatial grounds, a walk-in wardrobe and ensuite shower room. There is also a further double bedroom with plenty of wardrobe and eaves storage.

Originally a Stable block it is now been converted into a versatile space with a separate W.C and a shower room. Adjacent are two secure tack rooms with W.C, two generously sized store rooms and a useful workshop.

The other buildings on the property currently consist of four outdoor stables and an additional two store rooms with a large machine store to the rear. There is also a large barn complete with store and feed room with two indoor stalls and an additional machine store to the front.

Outside

The property sits within its own plot totalling approximately 20 acres including idyllic wild orchid meadows, paddocks, farmland and rolling countryside. Bentleigh Farm is situated in a secluded and private setting and in the perfect location for experiencing the beauty of nature and what it has to offer as well as being a haven for wildlife.

Special facilities include a lunging ring for exercising and training horses and a wonderful outdoor Menage.

With exceptional equine facilities and its easy access to footpaths and bridleways combine to make Bentleigh Farm an ideal countryside residence.

The property is an exciting prospect appealing to the equestrian enthusiast, small holders or buyers that are interested in other development opportunities. Planning permission given for an erection of an agricultural building, hard and soft landscaping and associated works.

Agents note:
Please contact selling agent for planning reference.

Situation

The area around Bentleigh Farm is stunning and captivating, surrounded by rolling countryside and a variety of enjoyable walks. Within Pitton village there is a popular primary school, general store and Post Office, thriving village hall, historic church, tennis courts and a well-regarded public house, The Silver Plough. Further amenities such as a doctor's surgery and recreation ground can be found in neighbouring Winterslow.

The Cathedral City of Salisbury offers a comprehensive range of recreational amenities, shopping facilities, market days on Tuesdays and Saturdays and a wide range of schooling, both state and private, including two grammar schools.

Mainline stations can be found in Salisbury and Dean serving London Paddington and Waterloo. Although a rural environment, there is easy access to the A30 and the A303 to the north to Southampton via the A36/M27 to the south.

GENERAL REMARKS AND STIPULATIONS

Method of Sale
The property is offered for sale by private treaty.

Rights of Way
There is a footpath crossing the property, along the top of the hill.

Services
Private water, mains electricity and private drainage (septic tank). Oil fired heating.

Broadband availability
Standard broadband available (Ofcom).

Mobile Phone Coverage
Good phone coverage available (Ofcom).

Tenure
Freehold with vacant possession.

Local Authority
Wiltshire County Council. Band E.

Approximate Gross Internal Area = 233.4 sq m / 2512 sq ft
Outbuildings = 591.5 sq m / 6367 sq ft
Total = 824.9 sq m / 8879 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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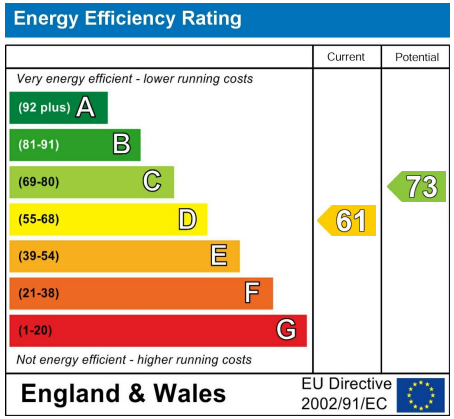

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Winchester
01962 763 900
sales@bcmwilsonhill.co.uk

Offices at: Winchester | Petersfield | Isle of Wight | Oxford

bcmwilsonhill.co.uk

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