



Barns, The Manor

Chitterne, Warminster

A range of substantial period farm buildings with potential to convert subject to planning permission

Three large Grade II listed redundant threshing barns are sited around the farmyard which adjoins The Manor but are available under separate title deed.



3 BARNs



0.46 ACRES



FREEHOLD



VILLAGE



**5,380 SQ FT IN
TOTAL**



**OFFERS IN
EXCESS OF
£350,000**

The barns

Whilst there are no formal planning approvals, it is thought that there is good scope for these barns to be redeveloped in some capacity, subject to the necessary planning and listed building consents. The barns are accessed over the lower stretch of driveway to The Manor and consist of:

- 1) 60' x 23' – Barn 2 lies on the eastern side of the yard. This lovely detached barn is thought to date back to about 1820 and is timber-framed, with weatherboarding above a stone and brick plinth and under a slate roof.
- 2) 63' x 23' – Barn 3 forms the northwest part of the yard. With a similar provenance to Barn 2, it is timber-framed and also has a brick built lean-to and a further storage barn. In addition, between it and Barn 4 (albeit under the same slate roof) is a carriage bay.
- 3) 49' x 23' – Barn 4 adjoins Barn 3 and flanks the driveway of The Manor. It is of the same construction with a timber frame atop a stone plinth and clad in weatherboarding with a slate roof.



Outside

The chalk downland village of Chitterne is situated on the western edge of Salisbury Plain. It is a charming village with a strong community feel: the village public house was recently bought and re-opened by the village and there is also a church, village hall, playground/cricket pitch (and village team) whilst the nearby larger villages of Codford, Heytesbury and

Shrewton have between them good everyday amenities including a selection of shops, Post Office facilities, primary schools, petrol stations, doctors surgeries and vets. The village now has strong reception for both mobile phones and internet.

Location

The market town of Warminster is approximately eight miles away where there are more extensive shops and facilities (including Waitrose) and a railway station with services to London, Salisbury and Bristol whilst Westbury has direct rail services to London

Paddington. The nearest regional airports are at Bristol, Bournemouth and Southampton. Chitterne is well positioned for easy access to the A36, linking the cathedral cities of Salisbury and Bath, as well as the A303 which gives direct access to London and the West Country. The village is well within reach of several well-regarded schools in both the state and private sectors including Marlborough, St Mary's Calne, Dauntsey's and Salisbury's grammar and independent schools. Chitterne is surrounded by wide open stretches of undulating countryside which cater for all manner of country pursuits including walking, riding, field sports and cycling as well as sailing at Shearwater. Racing is at Salisbury, Bath and Wincanton in addition to rugby union at Bath and golf at Tollard Royal, Warminster and Salisbury. There are several interesting visitor attractions nearby including the National Trust gardens at Stourhead, the stately home and Safari Park at Longleat and of course the prehistoric World Heritage site of Stonehenge.



Distances

- Warminster 8 miles
- Wilton 14.4
- Devizes 14.7 miles
- Salisbury 16.5 miles
- Bath 26 miles

Nearby Stations

- Warminster
- Salisbury

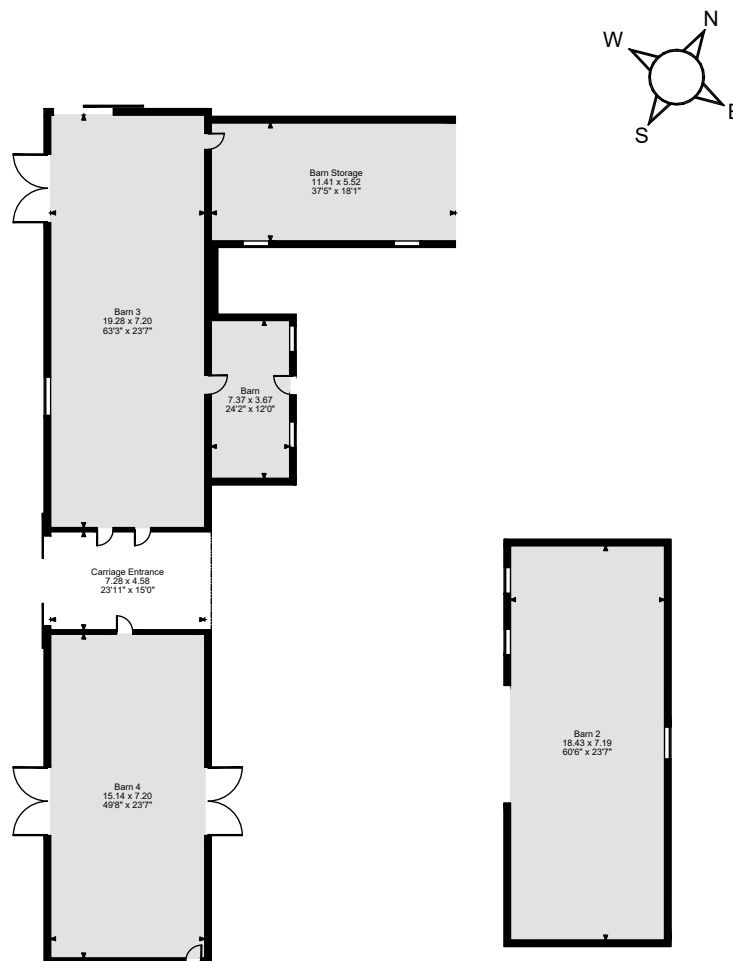
Key Locations

- Salisbury Plain
- Stonehenge
- River Wyle
- Cranborne Chase National Landscape
- North Wessex Downs National Landscape

Nearby Schools

- Chaffyn Grove
- Dauntsey's
- Godolphin
- Marlborough
- Salisbury Cathedral School
- St Mary's Calne
- Bishop Wordsworth's Grammar School
- South Wilts Grammar School for Girls





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Barns internal area 5,422 sq ft (503.7 sq m)
For identification purposes only.

Directions

BA12 0LJ

What3words:///static.unzipped.nothing

General

Local Authority: Wiltshire Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

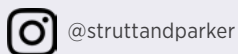
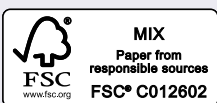
Salisbury

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