

Mount Pleasant Farm, Salisbury



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A period un-listed farmhouse in need of complete renovation set in approximately 43 acres of pasture land with spectacular far reaching views.

Brought to the open market for the first time in over 100 years, Mount Pleasant Farm offers a wonderful opportunity to acquire a period farmhouse with a significant parcel of rolling pasture land and range of brick, cob and steel framed agricultural buildings. Set on the edge of the New Forest National Park, Mount Pleasant Farm offers immense potential for redevelopment – subject to all relevant planning consents.

The property

Mount Pleasant Farm is accessed off Forest Road (the B3080) and sits on a ridge with spectacular views looking east and north. The farmstead is accessed by a private track passing through a belt of mature woodland, which provides privacy and protection for the farmhouse and buildings. The two storey farmhouse benefits from a long single storey extension and comprises, entrance hall, rear hall, sitting room, dining room, kitchen, bedroom, bathroom and separate WC on the ground floor. On the first floor there are two further bedrooms.

Outside

Mount Pleasant Farm is surrounded by informal gardens whilst the outbuildings/barns lie to the south of the house and themselves, require some renovation and repair. They comprise a concrete portal frame cattle yard, a timber framed and cob barn, and a red brick barn with adjoining store. The land comprises grass paddocks extending to about 35 acres with access from Loosehanger and Bohemia Lane. In addition, there is about 8 acres of woodland in all.

**5,468 sq ft (507.9 sq m) | 3 reception rooms | 2 bedrooms
2 bathrooms | Barns | 43 acres | Freehold**

Guide Price £1,400,000

Location

The property enjoys a highly appealing countryside location on the edge of the New Forest National Park and is just 0.2 of a mile from the extensive network of footpaths/bridleways for hacking and open spaces the New Forest offers. The popular villages of Redlynch, Lover and Downton offer a friendly community atmosphere with several day to day amenities, while the nearby cathedral city of Salisbury and also Southampton offer a wide range of shopping and leisure options.

There are several well-regarded state schools in the area, as well as the independent Forres Sandle Manor School, Salisbury Cathedral School, Godolphin, Bishop Wordworth's and South Wilts Grammar Schools, all featured in The Good Schools Guide. Direct rail links to London can be found from Salisbury and Southampton, while the M27 is easily accessed for excellent road links nationwide. Airports can be found at Bournemouth and Southampton.

Postcode region: SP6

General

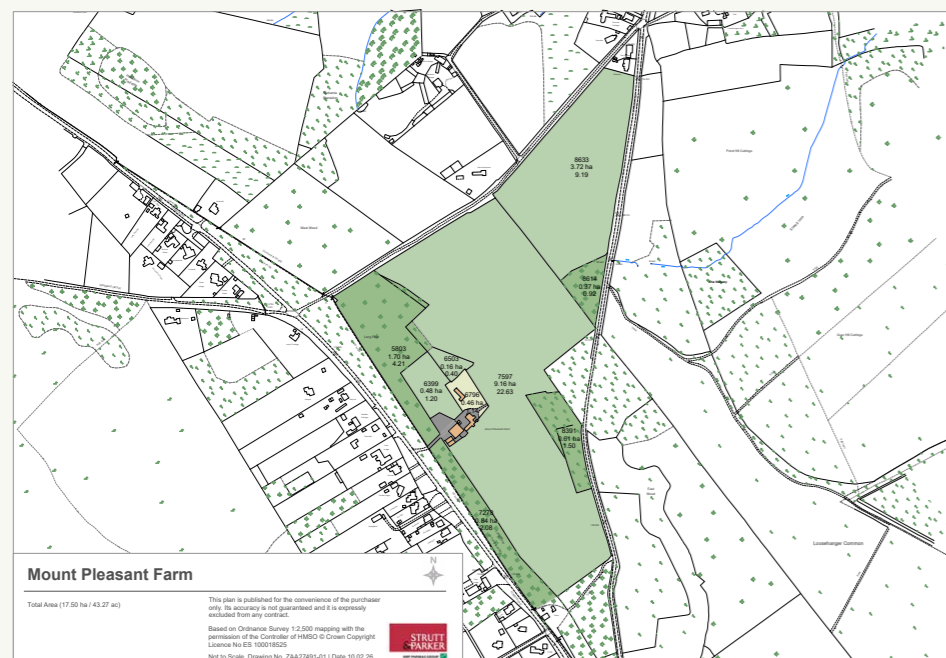
Local Authority: Wiltshire

Services: Mains water, electricity, Private drainage system. The drainage system at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band E

EPC Rating: F

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

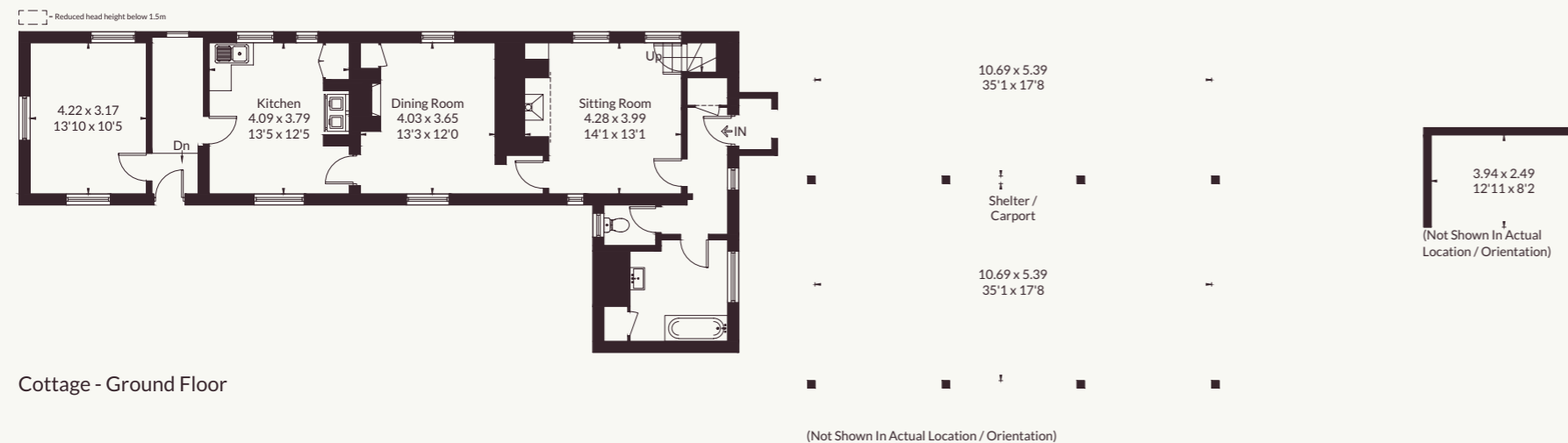
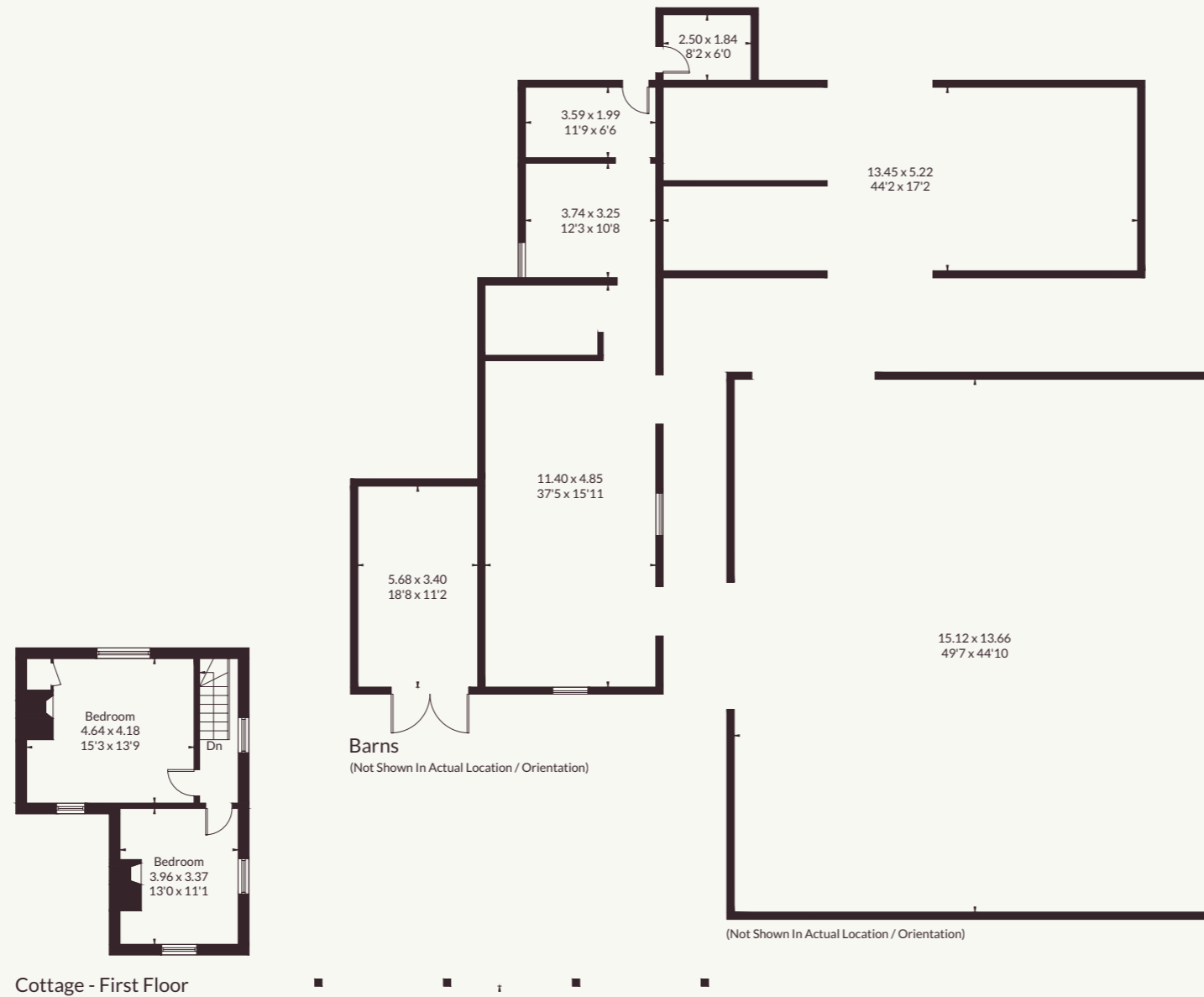
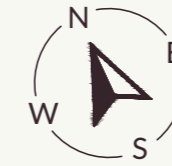


Approximate Floor Area

Cottage = 129.3 sq m / 1392 sq ft

Outbuildings = 378.7 sq m / 4076 sq ft (Excluding Open Space)

Total = 508 sq m / 5468 sq ft



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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #97573



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