

Blue Barn Farmhouse, Lamberts Marsh Wiltshire



Strutt
& Parker

Land and property. Since 1885.



2,567 sq ft (239 sq m) | Freehold
2 receptions | 4 bedrooms | 3 bathrooms
Carport and outbuildings | Garden | Semi-rural

Guide price £850,000

A Grade II listed period farmhouse offering characterful accommodation, retaining a wealth of heritage features including exposed timber beams and impressive inglenook fireplaces, set within generous grounds with far-reaching countryside views.

Blue Barn Farmhouse is an attractive period property showcasing traditional stone elevations with mullion windows beneath a clay-tiled roof. The property offers over 2,500 sq ft of beautifully presented, sensitively modernised accommodation arranged over three floors, retaining a wealth of heritage features.

The welcoming reception hall, featuring a traditional stable door and decorative tiling, leads to two principal reception rooms. The generous sitting room is centred around an impressive stone inglenook fireplace with a wood-burning stove, while the double-aspect drawing room provides an attractive retreat, also featuring an inglenook fireplace. To the rear, the kitchen and breakfast room is well appointed with bespoke cabinetry, ample work surfaces and a range-style cooker with extractor hood over, complemented by space for informal dining. Adjacent to the kitchen, a light-filled inner hall with bespoke fitted shelving provides an attractive and practical transition area. Stairs from the front hall lead down to a useful cellar.

The first floor provides a spacious principal bedroom with an original fireplace, a dressing room and an en suite bathroom featuring a roll-top claw-foot bath. A further bedroom benefits from an en suite shower room, while another bedroom has an en suite WC.

On the second floor, a striking fourth bedroom spans the full length of the house, showcasing the exposed structural timber frame and enhanced by rustic wood flooring and skylights that flood the space with natural light. This floor also includes an en suite bathroom.

The farmhouse is approached via secure iron gates opening onto a broad gravel driveway, leading to a substantial timber-framed carport. A detached outbuilding incorporates a utility room, boiler room and additional storage. The gardens are predominantly laid to lawn, bordered by mature trees and hedgerows, with a paved patio area ideal for al fresco dining while enjoying far-reaching views across the surrounding Wiltshire countryside, including the iconic Westbury White Horse.

Location

Blue Barn Farmhouse enjoys a peaceful rural setting at Lamberts Marsh, on the outskirts of Southwick, a well-regarded village offering a range of everyday amenities including a shop, primary school and public houses. The nearby towns of Trowbridge and Bradford-on-Avon provide a wider selection of shopping, dining and leisure facilities, while the Georgian city of Bath is within easy reach, offering an excellent cultural and retail offering. The area is well served by a choice of highly regarded schools, including Monkton Combe, Prior Park College and Kingswood in Bath, as well as Stonar and Dauntsey's. Communications are good, with rail services from Trowbridge and Westbury providing links to Bath, Bristol and London Paddington, and convenient access to the A36 and A350 connecting to the wider motorway network.

Postcode region: BA14

General

Local Authority: Wiltshire

Services: Mains electricity, drainage and water. Oil fired central heating.

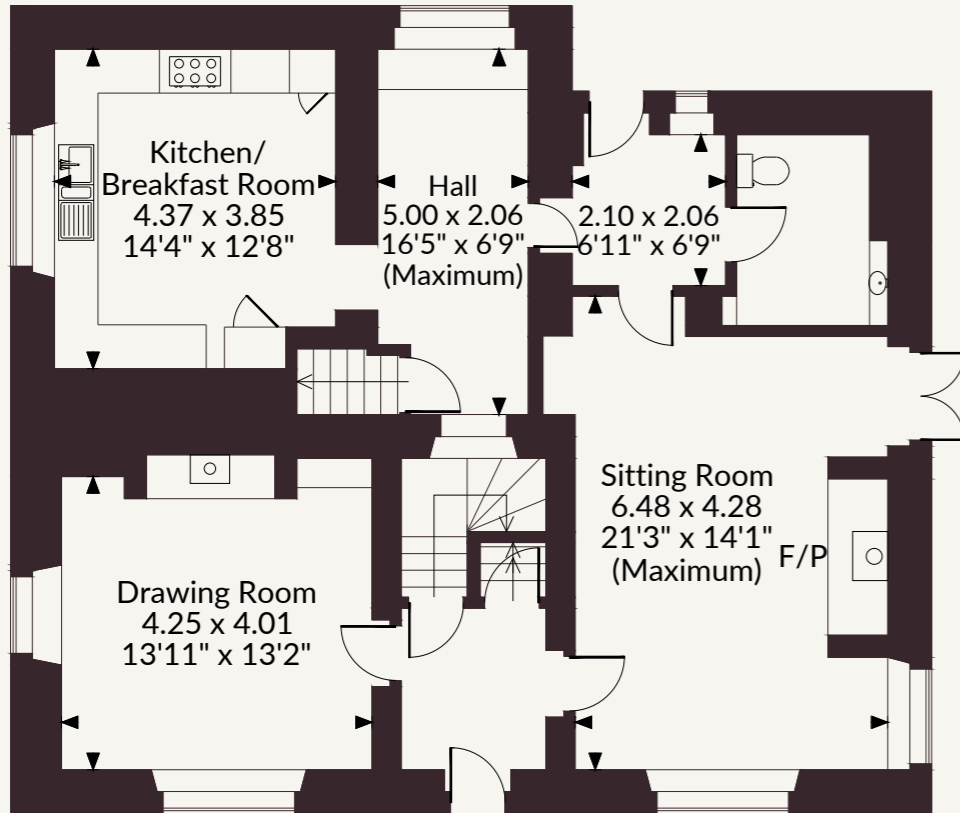
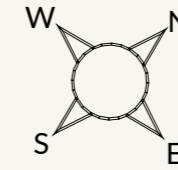
Council Tax: Band G

EPC Rating: F

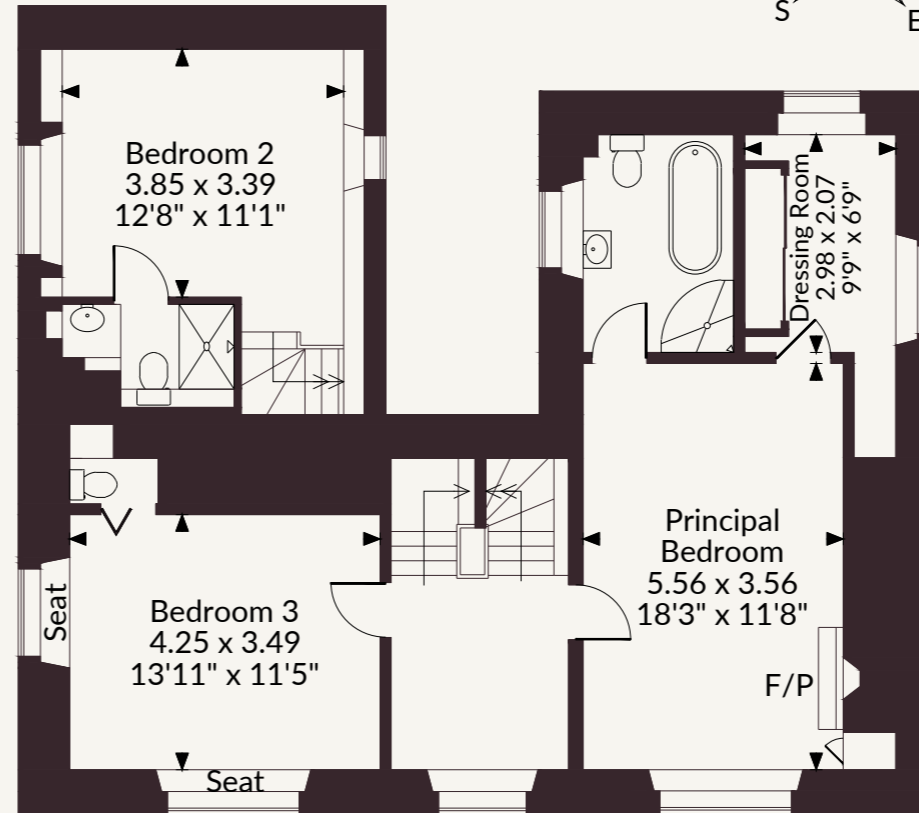
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



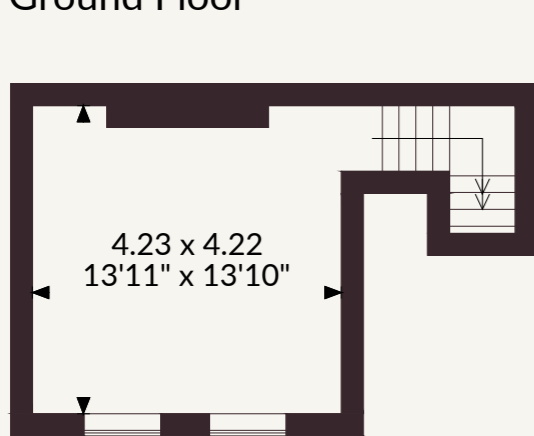
Blue Barn Farmhouse, Lamberts Marsh, Southwick
 Main House internal area 2,567 sq ft (239 sq m)
 Outbuilding internal area 536 sq ft (50 sq m)
 Total internal area 3,103 sq ft (288 sq m)



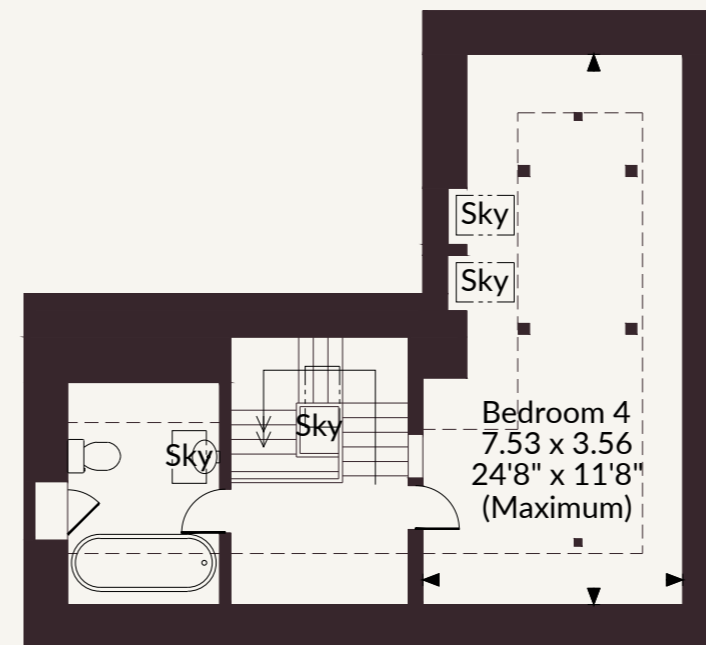
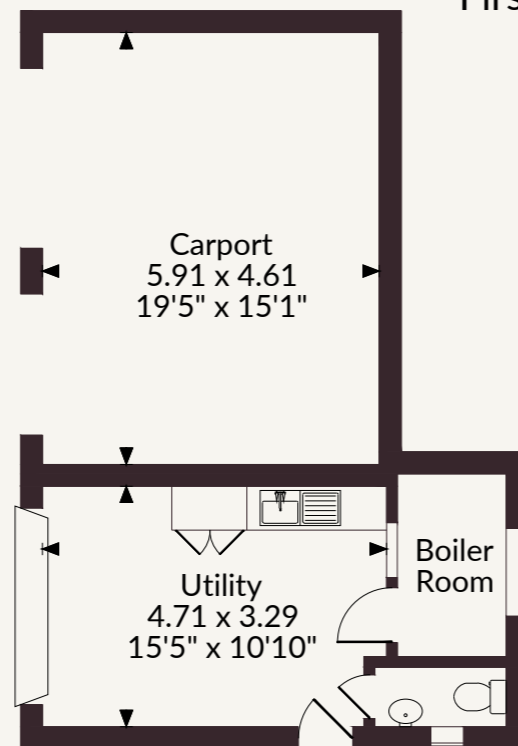
Ground Floor



First Floor



Cellar



Second Floor



Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP
 01722 344010 | salisbury@struttandparker.com

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8687328/OHL

@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken April 2026. Particulars prepared April 2026.



Strutt
& Parker

Land and property. Since 1885.