



# Mill Barn

Mill Lane, Bishopstrow, Warminster, Wiltshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A wonderful period house set in stunning gardens and grounds on the bank of the River Wylfe.

A truly delightful and elegantly presented period house with stunning gardens and grounds, excellent home office/studio and set at the end of a no through road in the sought after village of Bishopstrow.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**PRIVATE PARKING FOR 3 CARS**



**0.6 ACRES**



**FREEHOLD**



**RURAL/VILLAGE**



**2,201 SQ FT  
ANNEXE 940  
SQ FT**



**GUIDE PRICE  
£1,250,000**



### The property

Mill Barn is a charming and beautifully presented house set at the end of a small enclave of period houses on the edge of the sought after village of Bishopstrow. Over the last 3 years, the house has undergone a programme of works including extending and remodelling of rooms and now provides elegantly presented and flexible accommodation over two floors. On entering the house, one is immediately aware of the style and finish the house encompasses. From the hall, one enters a bright and spacious kitchen/dining/breakfast room which is fitted with a Neptune kitchen with granite worktops and Quoka tap and includes a central island with breakfast bar. An electric Aga stands centre stage whilst a stunning oak hardwood floor runs across the full length of the room. A stable door gives access to the side whilst large bi-fold doors open out to the south westerly facing rear terrace. A further door leads to the useful and well fitted utility room.

The magnificent drawing room is nearly 24' x 14' and features solid oak flooring and lovely open fireplace

which is perfect for the chilly autumn and winter months. Georgian style sash windows with shutters are positioned aside of a further set of double doors that lead out to the rear sun terrace, with a further door leading through to the cosy snug and TV room. This room could be used as a ground floor bedroom if required as there is a modern shower room adjacent.

Upon reaching the first floor, the arrangement of bedrooms and bathrooms are flexible as the owner has created a principal suit of bedroom, bath/shower room and dressing room. However, as one notes from the floor plan, the current dressing room could be used as another bedroom and the bath/shower room can be accessed independently if required.

### Outside

As one enters the gardens via a lovely wooden hand gate, one cannot be surprised by how wonderful the setting is. Immediately, one notices the beautiful chalk stream river running through the grounds, separated by a pretty 'Claude Monet' inspired footbridge which













### Outside cont.

leads across to a wonderful area of mature garden. This area of the garden embodies the words 'peace and tranquillity'. Much planting of specimen shrubs and trees has taken place including flowering Cherry Trees, Roses, Magnolia trees, Liquid Amber, Forest Pansy and flowering shrubs making for a wonderful and relaxing garden area. Immediately to the rear of the house is a large stone sun terrace which provides the perfect space for outdoor entertaining. To the side of Mill Barn is a delightful kitchen garden area and where stands a superb Alitex greenhouse with underground rainwater storage. Mill Barn is set at the end of a no-through road and is approached through electronically automated wrought iron gates. The paved driveway leads to a parking area and what was originally 3 garages. Today, this building is currently used as a home office and storage, however, offers a multitude of uses such as a hobby room, Gym, Pilates studio etc or extra accommodation subject to the necessary planning permissions.

### Location

Mill Barn is situated in a delightful setting on the banks of the river Wylfe in the village of Bishopstrow, which itself is in The Wylfe Valley on the south eastern side of the market town of Warminster. The village benefits from a village hall, parish church, local cricket ground and The Bishopstrow Hotel and Spa with indoor/outdoor pools, gym and spa. The property is situated on the eastern side of the bustling town of Warminster, which is just over 1.5 miles away and offers a wide range of recreational, cultural and everyday amenities, including an array of diverse shops, a Waitrose supermarket, several restaurants, schools, a library, a sports centre, doctor's and dental surgeries, an art theatre and a town park. There is also a railway station with mainline links to London Waterloo via Salisbury in just over 2 hours. The home is almost equidistant from the historic cities of both Salisbury and Bath, which offer a further range of facilities and points of interest, with the nearby A303 providing convenient road links to the A36 linking throughout the West Country and further afield.



### Distances

- Warminster 1.6 miles
- Bath 18.5 miles
- Salisbury 19 miles
- A303 - 8.5 miles.
- Bristol 42 miles
- Southampton 44 miles.

### Nearby Stations

- Warminster

### Key Locations

- Longleat
- Stonehenge
- Salisbury Cathedral

### Nearby Schools

- Bishopstrow College
- Chaffyn Grove
- Dauntsey's
- Godolphin
- Marlborough
- Port Regis
- Salisbury Cathedral School
- St Mary's Calne
- Warminster



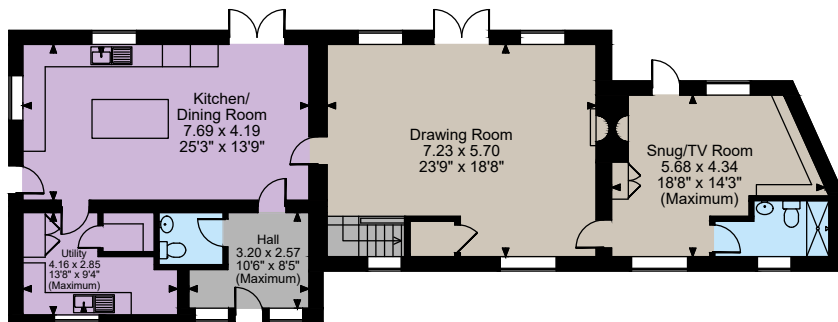




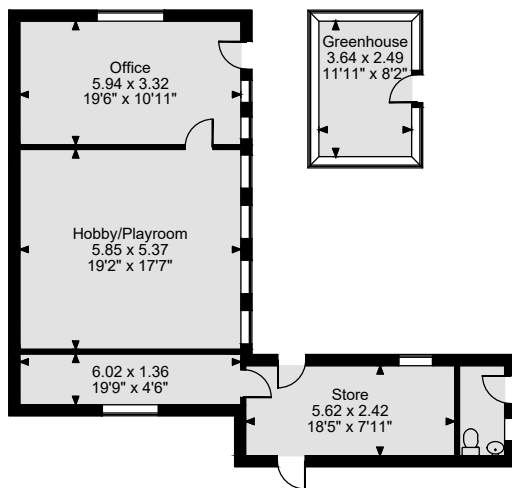




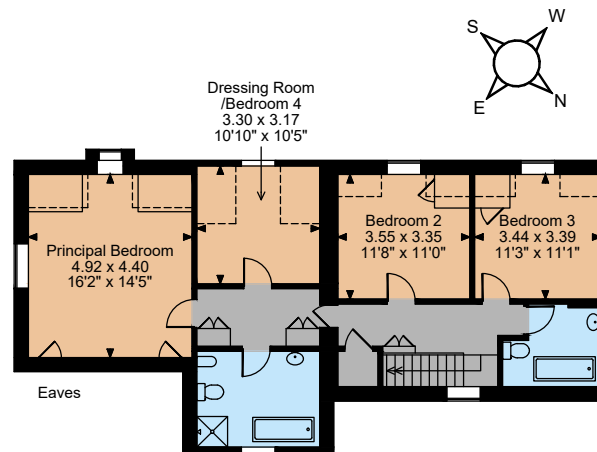




Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
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## Floorplans

House internal area 2,201 sq ft (204 sq m)  
 Outbuildings internal area 940 sq ft (87 sq m)  
 For identification purposes only.

## Directions

BA12 9HJ

**what3words:** ///courtyard.ignore,enormous - takes you to the driveway

## General

Local Authority: Wiltshire Council

**Services:** Mains electricity and water. Private drainage. Oil fired central heating. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

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

Council Tax: Band G

EPC Rating: E

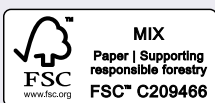
**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

## Salisbury

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