



Milton Barns, Milton, East Knoyle, Wiltshire

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Milton Barns, Milton, East Knoyle, Salisbury, Wiltshire SP3 6BJ

A delightful rural property with planning permission to convert and add to two historic barns, creating a stunning 6 bedroom home.

Shaftesbury town centre 5.6 miles, Tisbury mainline station 6.2 miles (1 hour 48 minutes to London Waterloo), Warminster town centre 9.5 miles, Salisbury 17.5 miles

North Barn/West Barn proposed plan: Drawing room | Reception room | Play room | Dining room | Reception hall/kitchen | Boot room Cloakroom | 5 Bedrooms, 2 en suite | Family bathroom | Shower room

East Barn proposed plan: Drawing room | Study | 1 Bedroom | Bathroom | Plant room/workshop Double garage | Store | Gardens & grounds

The property

This historic south facing property sits in the peaceful village of East Knoyle with idyllic surroundings. The two brick-built barns, one of which dates from the early 1800s, provide the foundation to create a beautiful, spacious family home combining period character with modern elegance.

The proposals include the re-development of the two existing barns and the construction of a new further building – the North Barn – to be combined with the current West Barn to create a family home of more than 5,000 square feet. The property will feature an L-shaped open-plan kitchen and dining room and a spacious drawing room, both of which will benefit from high vaulted ceilings. There will also be a play room, a family bathroom, a shower room and three double bedrooms on the ground floor, including a principal bedroom with its valley views, dressing area and en suite bathroom.

Staircases at either end of the drawing room will lead to a further two double bedrooms, both of which are en suite. One of the first-floor bedrooms will also have its own dressing room. The East Barn will provide further accommodation including a sitting room, a study, a double bedroom and a bathroom, ideal for use as an annexe, or as a holiday let, subject to the necessary consents.

The project offers the flexibility to develop the barns in stages to suit buyer requirements.

Outside

The two barns are set around a central courtyard, with plans for landscaping to provide beautiful, peaceful gardens with a consideration for biodiversity and local wildlife.

The plans include areas of lawn with deep beds of border grasses and perennial wildflowers, and paved terracing for al fresco dining. The East Barn will partly house a double garage, store and plant room/workshop. Sustainability has been considered from the outset and features include a biomass boiler, air-source heat pump and rain water harvesting system.

Location

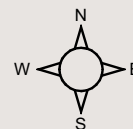
The pretty village of East Knoyle lies 18 miles west of Salisbury, in the stunning Cranbourne Chase Area of Outstanding Natural Beauty. There are several local amenities, including a village hall and a local shop/post office. Nearby Hindon also offers a store, two pubs, a doctor's surgery and a primary school, whilst Tisbury has a wider range of facilities. Shaftesbury and Warminster are six and nine miles away respectively, both offering a good choice of shopping, supermarkets and leisure facilities. Historic Salisbury is also within easy reach. State secondary schooling is available at Gillingham, with independent schooling at Port Regis and in both Shaftesbury and Warminster. The closest railway station is at Tisbury, six miles away, which offers direct services to London Waterloo.





Proposed Floorplan - Milton Barns

Main House internal area 3,390 sq ft (315 sq m)
Garage & Store internal area 592 sq ft (55 sq m)
East Barn internal area 898 sq ft (83 sq m)
Plant Room/Workshop internal area 295 sq ft (27 sq m)
Total internal area 5,175 sq ft (481 sq m)



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

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Directions

From Salisbury, take the A36 Wilton Road west. At Wilton take the first exit at the roundabout onto Minster Street (A30) and follow the A30 to Barford St. Martin, and then turn right onto West Street (B3089). After 4.5 miles, turn left onto Salisbury Road (B3089) and continue for 5.4 miles, passing through Hindon before turning left, follow the sign for East Knoyle and Shaftesbury. After 1.9 miles, turn right onto the A350 and then the first left, signposted for Upton Milton. After 0.3 miles, turn left and then take the right fork, the property is on the right.

what3words; entitle.bench.easily

General

Local Authority: Wiltshire Council - 0300 4560100

Services: To be connected

Council Tax: To be assessed

Tenure: Freehold **Guide Price:** £575,000

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

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Planning application: PL/2022/04148.

Decision date: 16th December 2022

Please note: All images used in this brochure are CGI's and are for identification purposes only.

Salisbury

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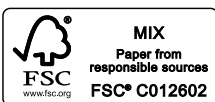
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