



Ark Farm

Wiltshire

A delightful country house with separate barn flat, its own magnificent fishing lake and located in beautiful gardens in a peaceful, idyllic Wiltshire setting with a 13th century castle as a backdrop.

Ark Farm, Old Wardour, Tisbury, Wiltshire SP3 6RP

Tisbury 2.5 miles | Shaftesbury 7.5 miles | Gillingham 11.5 miles | Warminster 15.5 miles
Salisbury 16 miles

Features:

Hall | Sitting Room | Snug | Study | Kitchen/breakfast room
Pantry | Utility | Boot room | Cloakroom | Principal bedroom
with en suite bath and shower room | 6 Further bedrooms
Family bathroom

Separate barn flat with vaulted reception room | Kitchen
3 Bedrooms and 2 bathrooms | Workshop/studio, store and
garaging below | Lakeside garden office | Wood store
Majestic lake

In all, about 13.26 acres





The property

Ark Farm is a splendid grade II listed period house with a great range of outbuildings, occupying a uniquely charming and idyllic rural setting in the historic grounds of Old Wardour Castle. The property sits across a lake from the castle ruins and features a seven-bedroom main house, as well as a substantial 3 bedroom barn annexe and separate work studio and garaging below.

The main house features handsome red brick and stone elevations, with double doors at the entrance opening to the welcoming reception hall with its wooden flooring and fireplace fitted with a logburner. Further double doors lead to the 30ft sitting room, which has an open fireplace and a triple aspect, including French doors opening to the patio area. Also on the ground floor, the snug provides further space in which to relax, while the study is a peaceful, private setting for home working. At the heart of the lower level, the kitchen and breakfast room has flagstone flooring, farmhouse-style units, wooden worktops, an Aga and an integrated oven and hob, as well as space for a family dining table. Both the pantry and utility room provide further space for home storage and appliances.

Upstairs there are seven well-presented bedrooms, including the principal bedroom with its dressing area and en suite bathroom with a freestanding bathtub and a separate shower. The first floor also has a family bathroom with a bathtub and a separate shower.

Barn flat

The flat is located in the large detached barn, which has a studio space to its lower level and the flat accommodation on the first floor, accessed via two external staircases. There is a generous, airy sitting and dining area with a vaulted ceiling, a well-equipped kitchen and three bedrooms, two of which are en suite, making the space ideal for guests or family

members.

Outside

Ark Farm sits at the end of a lane, which winds through the castle grounds and then leads on to its own track, which leads to both the house and barn annexe. There is plenty of parking space between the house and barn, as well as covered parking in a double garage within the barn building. The gardens and grounds surrounding the house are truly stunning and include wildflower meadows, a large pond and the picturesque lake with the castle ruins beyond. There are well-maintained lawns as well as a variety of mature trees, established shrubs and hedgerows, plus a vegetable garden and patio seating areas for al fresco dining. Further outbuildings include a wood store/boathouse and a garden office.









Situation

The property is located in Wardour, the small Wiltshire community based around its old and new castles. The new castle was built in the 1770s to replace Old Wardour Castle, with extensive grounds surrounding both the new and old castles providing a perfect setting for a collection of cottages, converted from former greenhouses and farm buildings. The castle and grounds lie just outside the large village of Tisbury, surrounded by the countryside of the Cranbourne Chase Area National Landscape.

Tisbury is one of the most sought after villages in Wiltshire and offers numerous boutique shops coupled with a doctors surgery, dentist, bank, chemist and delicatessen. The larger centres of Salisbury and Bath (33 miles) provide a more comprehensive range of facilities. Communications in the area are good with the A303(T) about 7 miles to the north and Tisbury's railway station both connecting to London and the south west.

The Nadder Valley is a stunning piece of countryside with water meadows, open farmland and woodland combining to create a stretch of quintessentially English countryside. There are many walks and bridle paths over this delightful valley. There are shoots in the area; fishing is available on the Avon and its tributaries; golf at Rushmore and Salisbury and an extensive range of water sports on the south coast including Weymouth.

Of considerable appeal is the range of public and state schools in the area including Port Regis, Sandroyd, Clayesmore, Hazlegrove, Sherborne school for boys and girls, Bryanston and Milton Abbey. Salisbury also has two excellent grammar schools being Bishop Wordsworth's and South Wilts as well as Chafyn Grove, The Cathedral School and Godolphin.

Directions

What3words: ///juggled.lorry.wagers - brings you to the property



General Information

Local Authority: Wiltshire Council

Council Tax: Band G

Services: Mains electricity. Private water and 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.

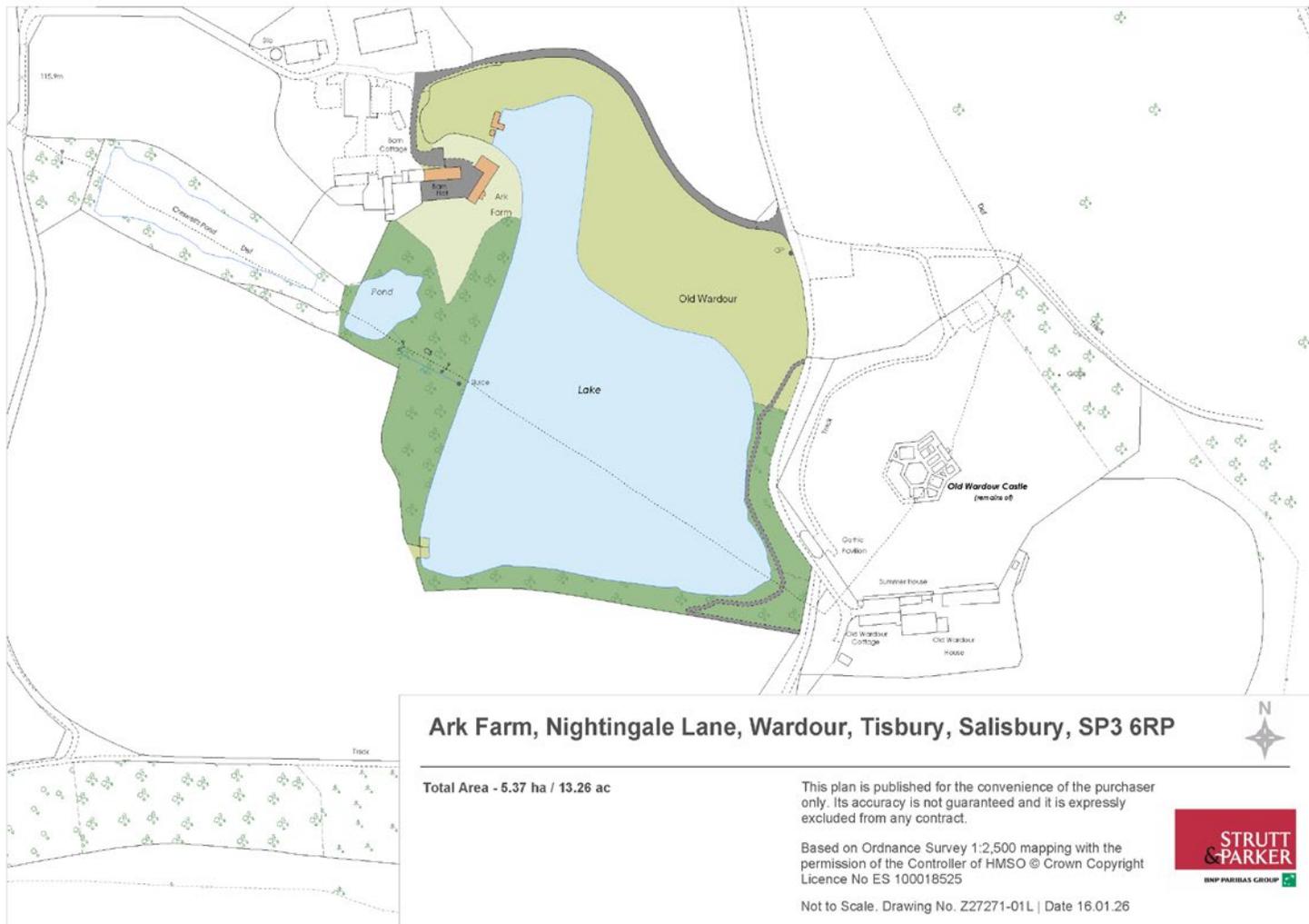
EPC Rating: F

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

Tenure: Freehold

Guide Price: £2,400,000

Viewing: Strictly by prior appointment with the selling agent



Main House internal area 2,977 sq ft (277 sq m)

Garage internal area 384 sq ft (36 sq m)

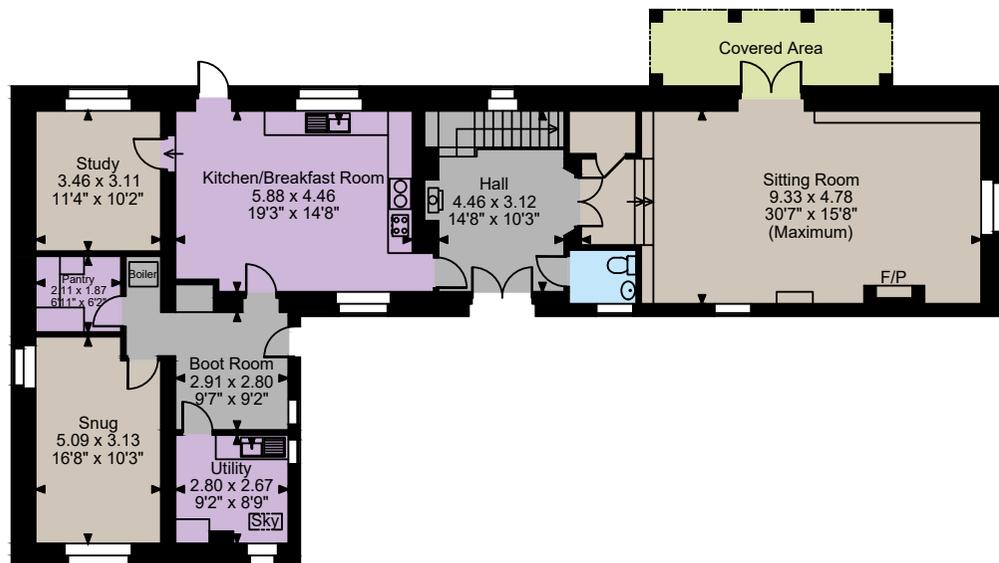
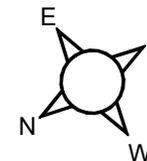
Barn internal area 837 sq ft (78 sq m)

Annexe internal area 1,084 sq ft (101 sq m)

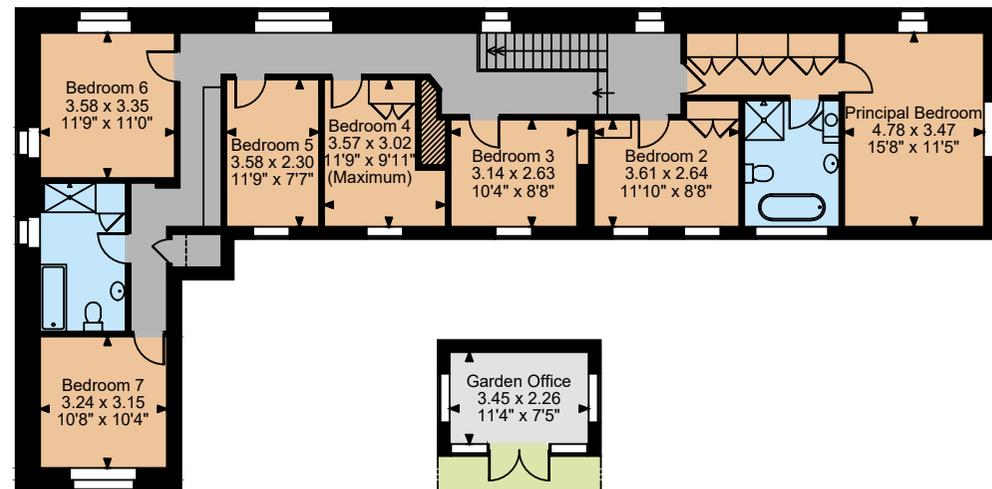
Outbuildings internal area 279 sq ft (26 sq m)

Total internal area 5,561 sq ft (517 sq m)

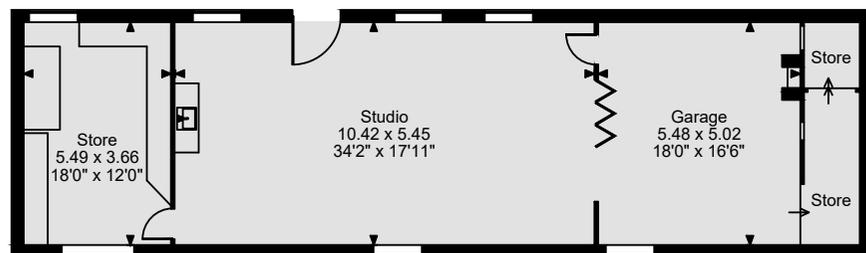
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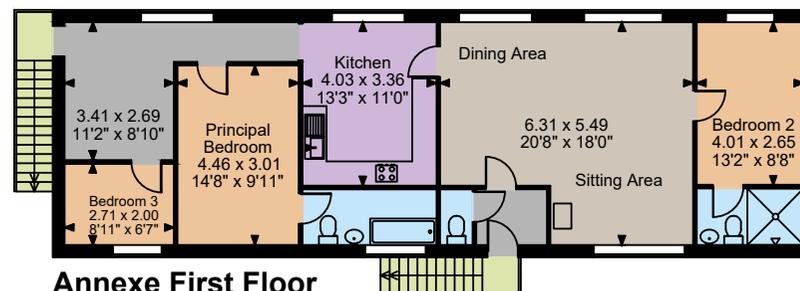
Ground Floor



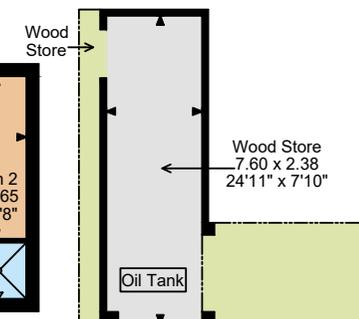
First Floor



Barn Ground Floor



Annexe First Floor



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

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