

The Dovecot, Bulford
Salisbury



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**House and annexe 5,050 sq ft (469 sq m) | Freehold
4 reception rooms | 7 bedrooms | 5 bathrooms
Large barn, store and historic granary | Swimming pool and gym | Grounds
of 6.6 acres with paddocks and stables**

Guide price £1,500,000

A unique and historic home offering over 5,000 sq ft of accommodation, with seven bedrooms, an annexe, equestrian facilities and extensive outbuildings, set within stunning riverside grounds of around 6.6 acres

Surrounded by mature greenery and bordered by two rivers, The Dovecot enjoys a rare sense of seclusion in an idyllic, island-like setting. The house dates back to 1776 when, as its name suggests, it served as a dovecot for Bulford Manor before evolving into a working farmstead. Sixty years ago, the property was transformed into a highly individual residence, retaining its original period features. Particularly distinctive is the south-facing courtyard, imaginatively created from the former stock pens.

The west wing provides a characterful family room, with exposed stonework and substantial ceiling timbers. The superb sitting room is warmed by a log burner and centred around a striking picture window, cleverly formed from the original cart shed opening, framing uninterrupted views of the grounds and river beyond. The dining room flows through the original sliding cart shed door into the kitchen. Fitted with traditional cabinetry, it includes a suite of integrated appliances, a range cooker and an island. The kitchen opens onto the courtyard, a delightful space for al fresco dining, and also opens through bifold doors onto a south-facing terrace. The northern wing offers four ground-floor bedrooms, two of which are en suite, alongside a shower room and a study. The east wing provides a practical utility room, a gym and a one-bedroom annexe with a kitchenette and shower room, ideal for guests or multigenerational living. The first floor features the principal bedroom with an en suite bathroom, alongside a further utterly distinctive and atmospheric bedroom, distinguished by its soaring vaulted ceiling and beautifully preserved stone nesting bays – once the sleeping chambers of the dovecot's resident birds.

The Dovecot is approached via electric gates and a bridge crossing the Nine Mile River, leading to a sweeping gravel driveway. The grounds are a defining feature, with expansive lawns, mature trees and the River Avon meandering along the eastern boundary, creating a remarkable sense of tranquillity and seclusion. Ownership extends to the river's midpoint, together with fishing rights, offering opportunities for wild trout and coarse fishing (subject to verification and any restrictions arising from the purchaser's legal enquiries).

Picture-perfect for morning coffee or peaceful evenings, wildlife flourishes, with kingfishers and swans alongside deer and other mammals spotted regularly. The grounds also include woodland, a nature trail, a large spring-fed pond and an impressive aviary. There are also vegetable gardens, with a Victorian-style fruit cage and potting shed. The sun-drenched south-facing courtyard features a heated swimming pool. Beyond lie four fenced paddocks totalling three acres, together with a stable block and adjacent brideway enhancing the equestrian appeal. A Grade II listed granary and substantial barn offer potential for ancillary accommodation or hospitality use, subject to the necessary permissions, including existing plans for a one-bedroom cottage conversion. Moments from Stonehenge, The Dovecot has operated as a B&B very successfully.

Location

The Dovecot enjoys a secluded position along a quiet no-through lane on the edge of Bulford village, surrounded by the wide-open landscapes of Salisbury Plain. The area is ideal for those who enjoy the outdoors, with exceptional walking, cycling and riding opportunities directly from the doorstep.

Nearby Amesbury provides everyday amenities including supermarkets, cafés, pubs, sports facilities and schooling. The cathedral city of Salisbury, approximately 20 minutes away, offers a more extensive range of shopping, cultural, leisure and educational facilities, while Farleigh Preparatory School – one of the area's most sought-after schools – is within a convenient 20-minute drive.

The wider region is renowned for its excellent sporting and recreational opportunities, including racing at Salisbury, Wincanton and Newbury, highly regarded golf courses and water sports along the south coast. Communications are excellent, with the A303 (approx. 1.5 miles away) providing swift access to the M3 and wider motorway network. Mainline rail services to London Waterloo are available from Salisbury, Grateley and Andover, while Southampton, Bournemouth, Bristol and Heathrow airports are all within convenient reach.

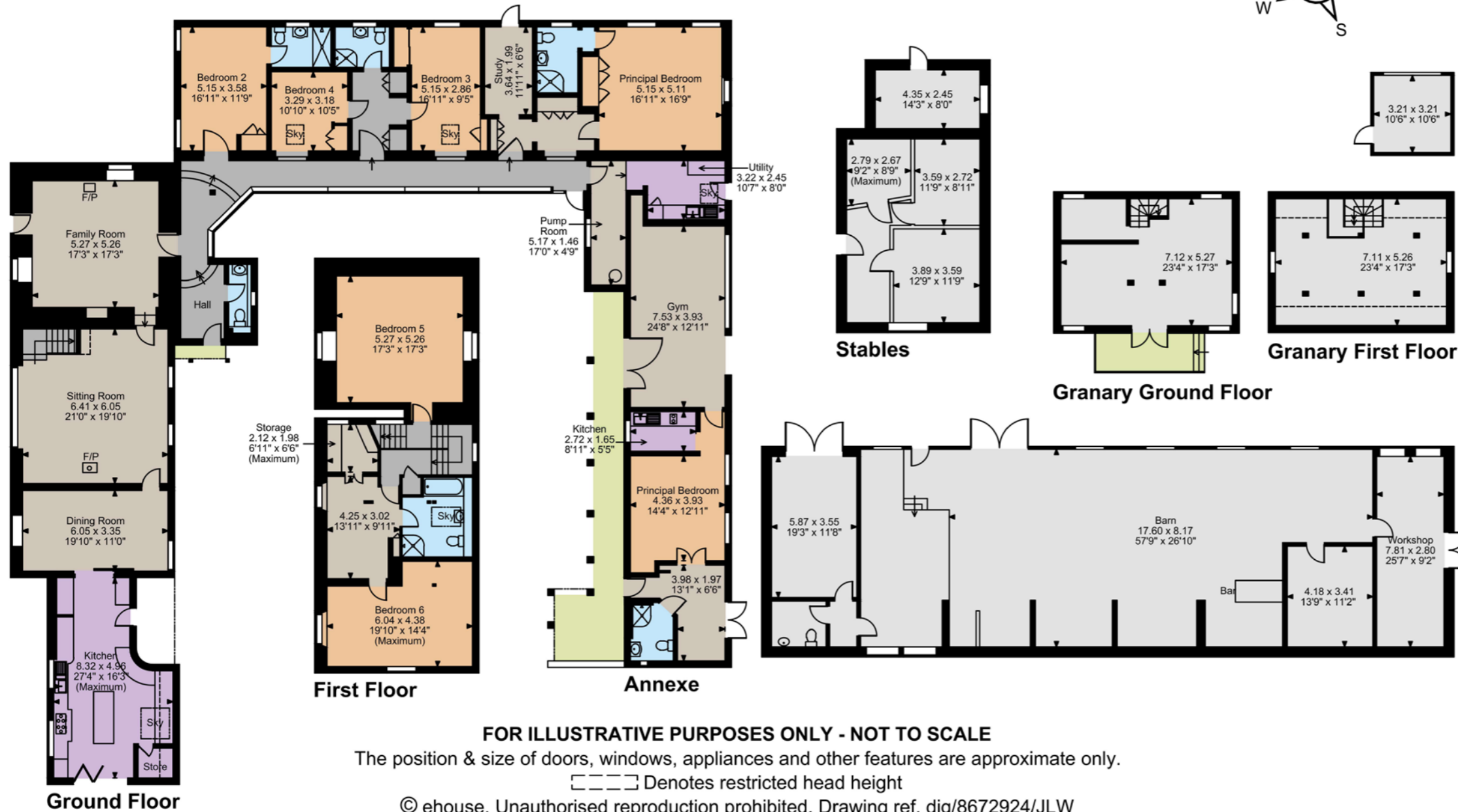
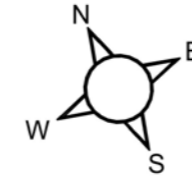
Postcode region: SP4

General

Local Authority: Wiltshire Council
Services: Mains electricity and drainage. Private water, LPG gas. Solar panels
Council Tax: Band G
EPC Rating: F
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



The Dovecot, Watergate Lane, Bulford
Main House internal area 4,279 sq ft (397 sq m)
Annexe internal area 771 sq ft (72 sq m)
Outbuildings internal area 3,148 sq ft (293 sq m)
Granary Building internal area 675 sq ft (63 sq m)
Total internal area 8,873 sq ft (824 sq m)



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