



5 Mount Lane, Barford St. Martin, Salisbury, Wiltshire, SP3 4AG

£499,950 Freehold



## **An extended four bedroom detached period property with a lovely garden and off road parking.**

### **Description**

The property is a detached former coach house that has been extended and offers an abundance of period features including a large Inglenook fireplace, exposed oak beams and some stone mullion windows. The cottage occupies a convenient position within the village and offers the potential for some improvement and possibly extension. On the ground floor is an entrance hall/utility area and this leads to a second bathroom and a large kitchen/dining room which has doors on to the garden which enjoys a westerly aspect. The sitting room has a multifuel burner within the fireplace and there are stairs to the first floor. The large main bedroom has a high vaulted ceiling with exposed timber trusses and there are three further bedrooms and a bathroom. The property has the benefit of oil central heating, some double glazing, a private garden on two sides and off road parking for two cars. Barford St Martin lies about 2 miles from Wilton which in turn is about 3 miles from Salisbury. The village itself has a primary school, public house and a fuel station with a convenience store outlet. Offered with no onward chain.

### **Property Specifics**

The accommodation is arranged as follows, all measurements being approximate:

#### **Entrance hall/utility**

Tiled floor, floor mounted oil fired boiler, work surface with space for washing machine, space for further appliances.

#### **Bathroom**

Fitted with a white suite comprising low level WC, basin, bath with shower over, tiled walls and floor, shaver point, inset spotlights, obscure glazed window to side.

#### **Kitchen/dining room 15'5" x 13'6" (4.71m x 4.13m)**

Fitted with cream fronted base and wall units with tiled work surfaces over, sink and drainer under window to rear, Rangemaster oven (bottled gas), Elm flooring, space for table and chairs, French doors to patio, door to;

#### **Sitting room 20'6" x 15'5" (6.27m x 4.71m)**

Two windows and door to front and two windows to rear, large Inglenook fireplace with exposed beam over and multifuel burner, two radiators, stairs to first floor.

#### **Stairs to first floor - landing**

Loft access, built in wardrobe.

#### **Bedroom one 16'6" x 14'11" (5.05m x 4.57m)**

Vaulted ceiling, window to side, two radiators.

#### **Bedroom two 12'2" x 7'11" (3.71m x 2.42m)**

Window to front, radiator, built in wardrobe,

#### **Bedroom three 9'3" x 8'2" (2.82m x 2.50m)**

Window to rear, radiator.

#### **Bedroom four 11'5" x 8'4" (3.50m x 2.56m)**

Window to front, radiator.

#### **Bathroom**

Fitted with a white suite comprising timber panelled bath with hand held shower over, wash hand basin, low level WC, radiator, obscure glazed window to front.

#### **Outside**

There is a gravelled parking area for two cars leading to the lawned garden. There are patio areas adjoining the reception rooms, one with a feature well. The garden is approximately 100ft in length and enjoys a private aspect and is enclosed on all sides. There are outside lights and an outside tap..

#### **Services**

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

#### **Outgoings**

The Council Tax Band is ' F ' and the payment for the year 2024/2025 payable to Wiltshire Council is £3194.36.

#### **Directions**

Leave Salisbury on the A36 continuing through the town of Wilton on to the A30. On entering Barford St Martin after approximately two miles, turn right on the bend by the Barford Inn in to Grovely Road before taking the first left in to Mount Lane and the property can be found on the left hand side.

#### **WHAT3WORDS**

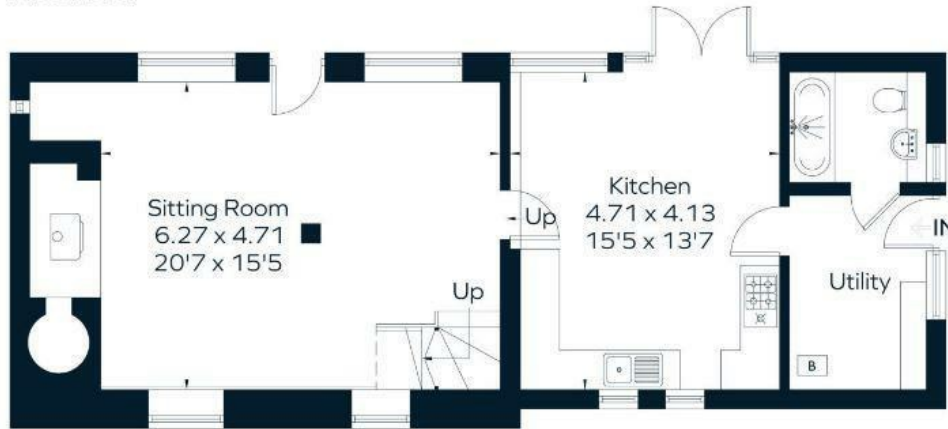
What3Words reference is: [///swerving.coffee.region](https://www.what3words.com/#!/swerving.coffee.region)

Approximate Area = 136.7 sq m / 1471 sq ft  
Including Limited Use Area (16 sq m / 172 sq ft)

 = Reduced head height below 1.5m



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 307763



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		51	77



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