



The Barnhouse | Goggs Lane | Redlynch | Salisbury | SP5 2NY

**WOOLLEY
& WALLIS**

Guide Price £995,000

A bespoke and superbly located modern barn with ancillary accommodation and exceptional rural views on the edge of Redlynch and the New Forest.

The Property

The Barnhouse is a stunning modern oak framed barn which was built approximately 20 years ago with the most exceptional far reaching views over agricultural land to the south/west. The accommodation totals 2,272 square feet divided between two properties. The barn was built by a reputable specialist Carpenter Oak and is of fantastic quality; the oak frame itself is constructed with no nails, simply with traditional dowels and pegs with a clay tiled roof. There are high levels of glass to the walls to ensure light accommodation. The property can be found down a graveled drive which leads to a large courtyard with excellent parking. The barn itself has open plan on the ground floor with a large kitchen/dining/living room as well as a utility and cloakroom. On the first floor there are two double bedrooms and a bathroom. The main bedroom has a balcony off to make the most of the views. The property also benefits from ancillary accommodation in the form of a two bedroom former dairy building which was converted approximately five years ago in to an ideal two bedroom single storey dwelling to supplement the barn. Internally there is a large sitting/dining/kitchen room, two double bedrooms and a shower room. This would be perfect for a family looking to house a dependent relative or indeed somebody seeking guest accommodation not under the same roof as the main accommodation. Subject to the necessary consents, this could be used as holiday or rental accommodation, but in its current form it is exceptionally useful and finished to a high standard.

Situation

The Parish of Redlynch (including Woodfalls and Morgan's Vale) has a popular shop and newsagent, a primary school, two pubs and a village hall. It lies on the northern edge of the sought-after New Forest and has access to outstanding walks, cycle paths and horse riding. The beautiful Cathedral city of Salisbury is nearby (10 miles) and offers a wide selection of shops, restaurants, arts and recreational facilities. Trains from Salisbury to London Waterloo have a journey time of approximately 90 minutes. Racing is available at Salisbury Racecourse (12 miles) and Wincanton (43 miles) and golf at Bramshaw (6 miles) and Hamptworth (3 miles). This area is renowned for its fishing on the River Avon, Test and outlying chalk streams. The A303 provides access to the south west and London, via the M3. There is a wide selection of both state and private schools in the area, including Embley School, Forres Sandle Manor, Moyles Court, Salisbury Cathedral School, Chafyn Grove and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools and other well regarded state primary and secondary schools. All distances and travel times are approximate.



The Barn House

The Barn House was built to exacting standards with an eye catching oak finish and floor to ceiling glass which provides great charm and character. On the ground floor there is a front door leading to the large and superbly presented sitting/dining/kitchen/family area part of which is dual height. It has attractive tiled flooring throughout with under floor heating. The sitting area has a stylish gas fire whilst the dining area beside the kitchen makes the most of the outlook. The kitchen has a good selection of storage with attractive units underneath a granite worktop with inset one a half bowl sink, integrated dishwasher and a Rayburn which provides the hot water and central heating. There are French doors leading from the kitchen/dining area onto a further seating area at the rear of the property. The ground floor also has a utility room with space for a fridge/freezer and washing machine and a backdoor to the side of the property. There is a useful broom cupboard and a door leading to the stylish downstairs cloakroom which has a WC, wash hand basin and a walk-in shower.

On the first floor the property has an attractive mezzanine landing which is double height and overlooks the ground level front door. There are two double bedrooms, the main bedroom has a stunning vaulted ceiling with French doors leading on to a balcony with superb views. Bedroom two is also a double with a vaulted ceiling. The family bathroom has a roll top bath, WC and wash hand basin with storage below. The Barnhouse has an attractive garden around it with a brick paved patio to the side as well as a variety of raised flowerbeds and a useful timber clad shed with a clay roof. There is a private parking area for the barn leading from the central gravelled courtyard which provides further parking for several vehicles for both the barn and the dairy building.

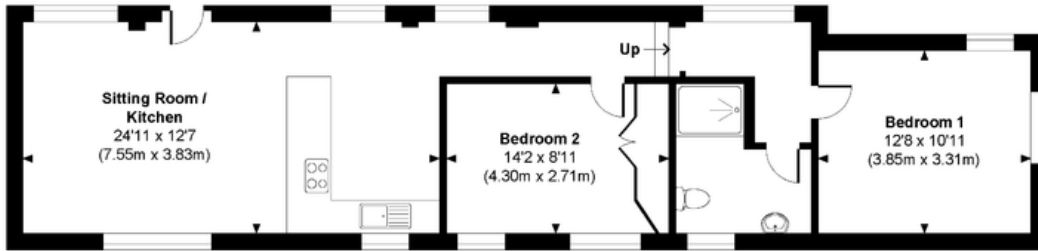
The Dairy Building

The Dairy Building was converted approximately five years ago and as the name suggests, was previously part of the dairy farm. It is now a stylish and well presented single storey property of around 700 sq ft with a large sitting/dining room and a attractive kitchen with a good selection of storage and built-in electric over and hob, one and a half bowl stainless steel sink, space for a fridge. There is a stylish sitting area with exposed beams. A hallway leads from the kitchen to two double bedrooms and a well presented shower room with large shower, WC and wash hand basin. This building provides ideal accommodation for friends and family or indeed could house a dependent relative. Subject to the necessary consents it could be used as holiday accommodation or a rental property.

Externally the whole plot is approximately a quarter of an acre. There is a private drive leading from Goggs Lane accessed via a five bar gate which leads down to a large gravelled courtyard area with parking for several vehicles and indeed ample room for a caravan or campervan. There are a number of raised flowerbeds on the courtyard and plenty of room to create a garden for The Dairy Building if required. A pair of large black double gates lead to further parking for The Barn House. There is access on all sides of the barn and the gardens have been attractively landscaped with a brick herringbone style patio as well as a selection of mature flowerbeds.





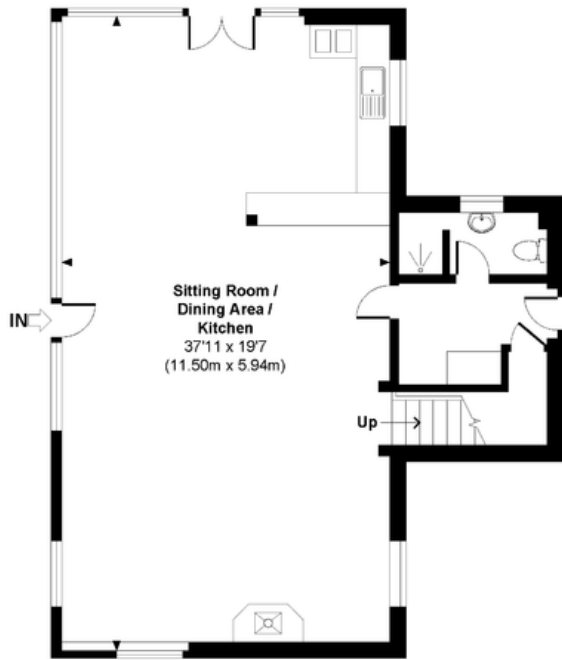


ANNEXE / STUDIO

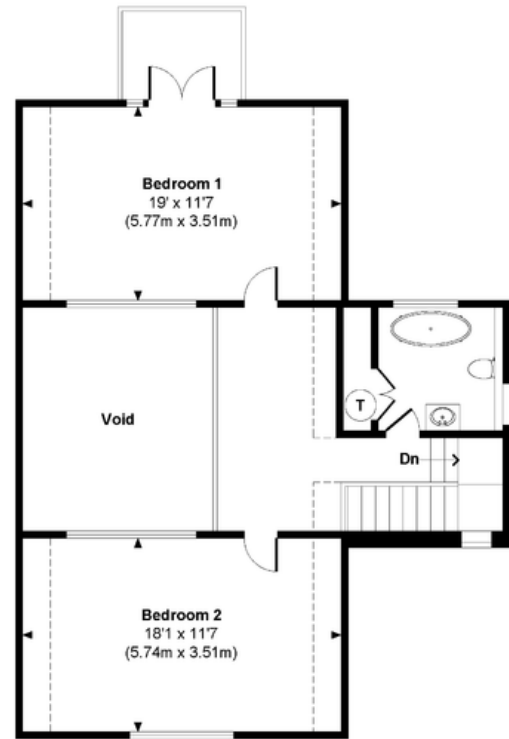
The Barnhouse

Approximate Gross Internal Area
 Main House = 1539 Sq Ft / 142.99 Sq M
 Annexe / Studio = 733 Sq Ft / 68.08 Sq M
 Store = 88 Sq Ft / 8.14 Sq M
Total = 2360 Sq Ft / 219.21 Sq M

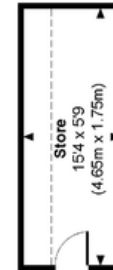
Outbuildings are not shown in correct orientation or location. Includes areas with Restricted room height but excludes void.



GROUND FLOOR



FIRST FLOOR



STORE



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



--- Indicates restricted room height less than 1.5m.

AGENT'S NOTES

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Outside

The Barn House is situated on a quarter of an acre plot in total. There is a drive leading from Goggs Lane via a 5 bar gate to a central gravel courtyard with parking for several vehicles. There are a number of raised flowerbeds and gates lead to a further parking area for the Barn House. The Barnhouse has exceptionally pretty gardens around the property with a brick paved herringbone patio to the side and a composite wood effect decked area leading from the kitchen. There is a timber clad clay tiled timber shed and a number of brick raised flowerbeds.

Directions

When travelling from Salisbury, follow signs towards Downton south along the A338 from the Harnham Junction. When entering the village, turn left at the junction with The Bull hotel onto The Borough (B3080) and continue for approximately two miles before turning left onto Bowers Hill. Turn right onto Princes Hill and proceed down Quavey Road. Turn left on to Goggs Lane. The property will be found after a short distance on the right hand side.

Services

Mains water, electricity and gas are available to the property. Mains gas services the heating system for The Barn House and the Dairy House is electric heating. There is separate private drainage for each property.

Viewings

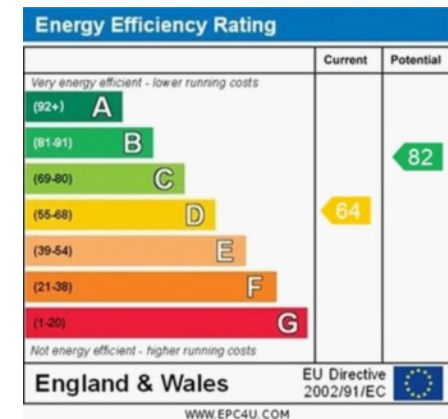
All viewings by appointment only through our Salisbury Residential Department 01722 424524.

Local Authority

Wiltshire Council 0300 456 0100

Council Tax

Council Tax Band E.



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