THE OLD FARMHOUSE, BENT STREET, NETHER WALLOP, STOCKBRIDGE SO20 8EJ

A CHARMING DETACHED COTTAGE DATING BACK TO THE 15TH CENTURY, FEATURING PART OF THE ORIGINAL CRUCK FRAME AND THOUGHT TO BE ONE OF THE OLDEST COTTAGES IN THE VILLAGE, OFFERING SPACIOUS ACCOMMODATION WITH SCOPE AND POTENTIAL FOR IMPROVEMENT AND A MATURE GARDEN, SITUATED ALONG A QUIET LANE IN THIS SOUGHT-AFTER VILLAGE

PORCH • LIVING ROOM • SITTING ROOM • KITCHEN / DINING ROOM • BOOT ROOM • CLOAKROOM • CELLAR
THREE DOUBLE BEDROOMS • FAMILY BATHROOM
ADDITIONAL PARCEL OF LAND FOR PARKING • MATURE WELL ENCLOSED GARDEN

OFFERS INVITED AROUND £525,000 FOR THE FREEHOLD

DESCRIPTION

A detached Grade II Listed cottage offering great scope and potential for improvement and modernisation with accommodation comprising an entrance porch, sitting room with beautiful inglenook fireplace, large living room, kitchen/dining room with Aga, boot room, cloakroom and cellar. There is also a long covered area to the rear of the cottage. On the first floor there is a central landing, three large bedrooms and a family bathroom. The property has tremendous character and numerous exposed beams and timbers throughout including the surviving section of cruck frame visible in the sitting room, landing and one of the bedrooms. There is a mature garden to the end of the cottage and a separate area of garden on the opposite side of the road that is used for parking.

LOCATION

The property is situated in a quiet peaceful lane on the outskirts of the village of Nether Wallop which has a primary school, church and village hall. A Post Office/store, church and public house can be found in the neighbouring village of Over Wallop and nearby Middle Wallop also has a public house and two petrol stations with shop facilities. Salisbury, Winchester and Andover are all within a twenty minute drive and offer a comprehensive range of shopping, educational and leisure facilities, as well as mainline railway stations providing fast services to Waterloo in about 1hr 15 mins. There is also a mainline railway station in nearby Grateley which has excellent car parking and frequent trains to Waterloo. Basingstoke is also within a 30 minute drive, and the A303 is close at hand allowing convenient access to London and the West Country.

ACCOMMODATION

Thatched covered entrance with lantern style light. Old panel door with handmade nails leading into:

PORCH Quarry tiled floor. Casement windows to either side aspect. Exposed framework. Timber/obscure glazed door into:

LIVING ROOM (Dual aspect) Beautiful exposed framework, beams and brickwork. Wall lights. Small pane window to front aspect. Further window to rear aspect. Opening to turning staircase rising to first floor. Cupboard with meter/fuse box. Door and steps descending into the cellar. Ledged and braced panel door into sitting room. Further door into:

BOOT ROOM Small pane window to side aspect. Pendant light point. High cupboard. Panel back door to outside. Internal door into: 
CLOAKROOM  Matching suite comprising low level WC and wash hand basin with tiled splash back, bevel edge mirror and shaver socket above. Obscure glazed window to gable end. Ceiling light point.

SITTING ROOM  *(Dual aspect)* Exposed ceiling beam and timbers, wall plates and part of the original cruck frame is visible. Wide inglenook fireplace with quarry tiled hearth and sills to either side, former opening to bread oven (removed) with exposed beam above. Small pane picture window to front aspect. Similar obscure glazed window to rear aspect. Wall lights. Ledged and braced latch door into:

KITCHEN / DINING ROOM  
  *Kitchen*  Stainless steel sink unit with drainer. Long roll top work surfaces with tiled splash back. Range of high and low level cupboards and drawers. Two oven oil fired Aga with traditional double hob with tiled splash back. Small pane window to front aspect with tiled sill. Wide opening into:
  *Dining Area*  Space for table. Exposed ceiling beam and timbers. Obscure glazed window to rear aspect. Double doors into shelved cupboard. Pendant light point. Old panel door leading out to:

COVERED AREA  Constructed of brick elevations beneath a profile glass/timber roof. Ledged and braced door to end leading to garden. Access hatch to cellar.

CELLAR  Housing a Thermorossi former solid fuel boiler which has been converted into an oil fired boiler. Lighting. Power points. Shelving. Opening into former coal hole (currently blocked off but also accessed via a hatch from the covered area).

FIRST FLOOR


PRINCIPAL BEDROOM  *(Large dual aspect double bedroom)*  Small pane windows to front and rear aspect. Wall lights. Double doors into airing cupboard with lagged copper cylinder with fitted immersion and slatted shelving. Opening to side of chimney breast.

BEDROOM TWO  *(Double bedroom)*  Beautiful exposed framework and part of cruck frame. Shelved recess. Small pane window to front aspect. Wall lights.

BEDROOM THREE  *(Double bedroom)*  Small pane window to gable end. Exposed framework and purlin. Double doors into wardrobe cupboard with hanging rail. Wall lights.


OUTSIDE

FRONT GARDEN  Five bar pedestrian gate off village lane with path to front entrance porch. The garden extends to either side and comprises a level lawn with well stocked borders with roses, flowers and shrubs. The front boundary is enclosed by high beech hedging.

SIDE GARDEN  Level area at the gable end of the cottage, laid to lawn with surrounding herbaceous borders with shrubs and herbs. Specimen trees. Well enclosed at the rear boundary by tiled capped rendered walling, to the side by the gable end of the neighbouring cottage (with no overlooking windows) and to the front by post and rail fencing and beech hedging. Plastic 1300 litre oil tank (behind lockable gate).
ADDITIONAL PARCEL OF LAND  Located on the opposite side of the road providing generous parking.  Laid to lawn with rose border and specimen trees at the rear boundary, screened to one side by hazel woven trellis and to the opposite side by trees.

SERVICES

Mains electricity and water.  Private drainage.  Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.

DIRECTIONS

POST CODE:  SO20 8EJ.

VIEWING STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

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