



For Sale

In

Parish



The Old Malt House



Believed to have been built in the early 1600's with extensions in the late 17th century and over the last 22 years, The Old Malt House is constructed of Chilmark stone elevations under a red tiled roof. The current owners have carried out extensive renovations to what was a crumbling building yet retaining all the original features such as exposed beams, open fireplaces and original windows which mostly have window seats. They have further enhanced the house by extending considerably, all very much in keeping with the original house. All rooms either have views over the surrounding countryside or the pretty garden.

The front door leads to a large reception hall currently used as the dining room and forms the original part of the house. The room has a wonderful inglenook fireplace encompassing most of one wall, numerous beams, stone flag flooring and a beautiful wood carved staircase. Steps lead up to the kitchen/breakfast room which has a good range of floor cupboards and a large Belfast sink. There is also a two oven oil fired Aga which also heats the hot water. A scullery is also located here. An elegant oak framed conservatory with under floor heating and double doors onto the terrace extends from the kitchen into the courtyard. To the right of the reception hall is the sitting room, a delightful room, again with an open fireplace and exposed beams, and benefits from being dual aspect with doors out to the terrace. This leads to the library (originally the stables) which is wood panelled and has numerous built in bookshelves and gas wood burner. There is a light and airy study with views over the terrace and garden and fitted bookshelves.

On the first floor are three good sized double bedrooms with family bathroom and large linen cupboard. On the second floor is the master bedroom with ensuite bathroom with fitted wardrobes.

Up a second staircase, from the library is a further double bedroom and bathroom. This area could easily be altered to create a separate annexe by incorporating the study and office on the ground floor.

The Old Malt House sits in a beautiful position in the heart of Wiltshire's Area of Outstanding Natural Beauty. The property enjoys views over the countryside and is peacefully situated away from main roads, yet still easily accessible. The countryside around Sutton Mandeville is particularly beautiful and composed of rolling chalk downland and attractive villages with many walks and rides.

To front of the house there is parking for two cars in front of the garage. A Lonicera hedge separates the house from the road and a small path leads to the front door. The rear garden has been cleverly landscaped and is divided into four separate areas. A large terrace runs the length of the house with water feature. A large store is accessed from here. Steps lead up to the second area which is mostly laid to lawn and surrounded by flower beds. Beyond here is the extensive vegetable garden with wood framed conservatory which boasts a large black grape vine growing along the rear wall. There are six apple trees of various varieties, four plum and a pear tree. To the south of the house is a further courtyard with the original well and a large magnolia.

Guide Price £995,000

Strutt & Parker, Salisbury