



HAYDOWN FARM

Farley Street, Nether Wallop, Stockbridge, Hampshire, SO20 8EQ

Carter Jonas

HAYDOWN FARM, FARLEY STREET, NETHER WALLOP, STOCKBRIDGE, HAMPSHIRE, SO20 8EQ

- Grade II Listed period farmhouse • 4 bedrooms
- 2 bathrooms • Dining room • Kitchen / breakfast room
- Study • Workshop • Garden room • Barn with planning for residential conversion • Swimming pool • Just under 3 acres of ground including gardens, paddock and a portion of Wallop Brook • Further land available by separate negotiation • EPC rating F

HAYDOWN FARM

Haydown Farm is a very appealing period property with origins dating back to the early 16th century with later additions, and the benefit of a range of barns and grounds extending to circa 3 acres. The farmhouse itself is a well loved family home which now has the potential for sympathetic improvement. The accommodation is well laid out, with ground floor accommodation comprising a traditional farmhouse kitchen with a range of wall and base units and an oil-fired AGA. An elegant dining room has original oak beams, parquet flooring and an inglenook fireplace with wood burning stove. The Sitting room is double aspect with open fireplace with stone surround and French doors onto the rear courtyard. In addition there is a well-proportioned study, utility room and downstairs w/c. First floor accommodation includes four good sized bedrooms, all with built in storage, the principal bedroom having an en suite bathroom, and a further family bathroom. Adjoining the ground floor of the house is a further wing, a former barn which is now divided into a store room, workshop and garden room. This area in particular offers great potential to convert into further living space, subject to obtaining the necessary consents.

A FANTASTIC OPPORTUNITY TO ACQUIRE A HISTORIC FARMHOUSE WITH BARN COMPLEX, SWIMMING POOL AND 3 ACRES OF LAND, IN THE EVER-POPULAR TEST VALLEY VILLAGE OF NETHER WALLOP





THE BARN COMPLEX

To the north of the main building is Haydown Barn, a complex of agricultural outbuildings and stores with an internal footprint in excess of 3,500 square feet with full planning consent to convert to a residential dwelling (Application Reference Numbers: 22/03347/FULLN and 22/03348/LBWN). The current layout comprises a double height area of the main barn, with many original beams and barn doors to front and rear. There are additional single-story cart sheds and stabling adjoining the barn which will also form part of the conversion. Period features include cob walls and historic beams and weatherboarding.

GARDENS AND GROUNDS

The grounds are a particular feature of the property, extending in total to about 3 acres. The formal gardens immediately adjacent to the main house are a delightful mix of lawned areas, borders and beds and mature trees. A recently installed driveway provides access to the south side of the main house, with an additional access to the rear and to the barns. There is a swimming pool between the barns and the courtyard. The gardens reach down to the Wallop Brook, part of which is included within the ownership. The brook is a very good example of a chalk stream for which Hampshire is renowned and is a tributary of the River Test. Further grounds include a paddock to the rear of the barn, a small water meadow and an island in between the two streams. There is an additional paddock on the eastern side of Farley Street which is available by separate negotiation.



LOCATION

Haydown Farm occupies a delightful semi-rural position in this highly desirable Test Valley village. It is surrounded by beautiful countryside. The village itself has a primary school and a church, whilst a pub, village shop and post office can be found in the neighbouring village of Over Wallop. Further amenities including a range of eateries and boutique shops can be found in the nearby country town of Stockbridge. Andover and the Cathedral Cities of Winchester and Salisbury provide a more comprehensive range of shopping, educational and recreational facilities.

Main line railway services to Waterloo can be found at Grateley, Andover, Winchester, Basingstoke and Micheldever. There is easy access to the A303 which leads to the A34 and M3 motorway towards London.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains water and electricity. Private drainage.

Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

Local Authority: Test Valley Borough Council

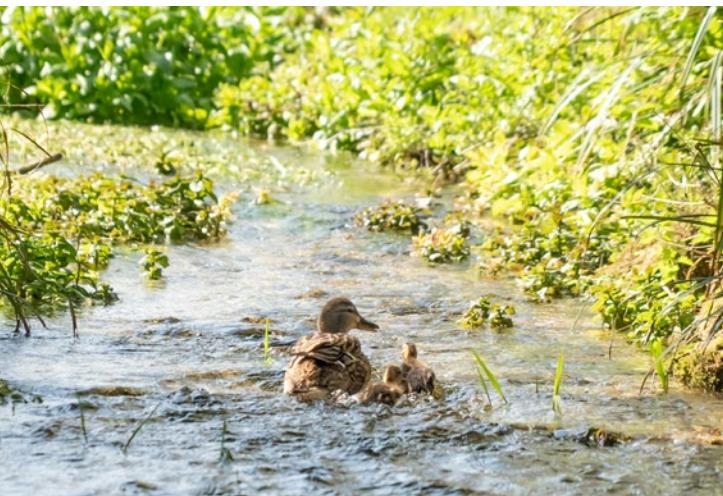
Council Tax: Band G

Viewings: Strictly by appointment through the agent, Carter Jonas.



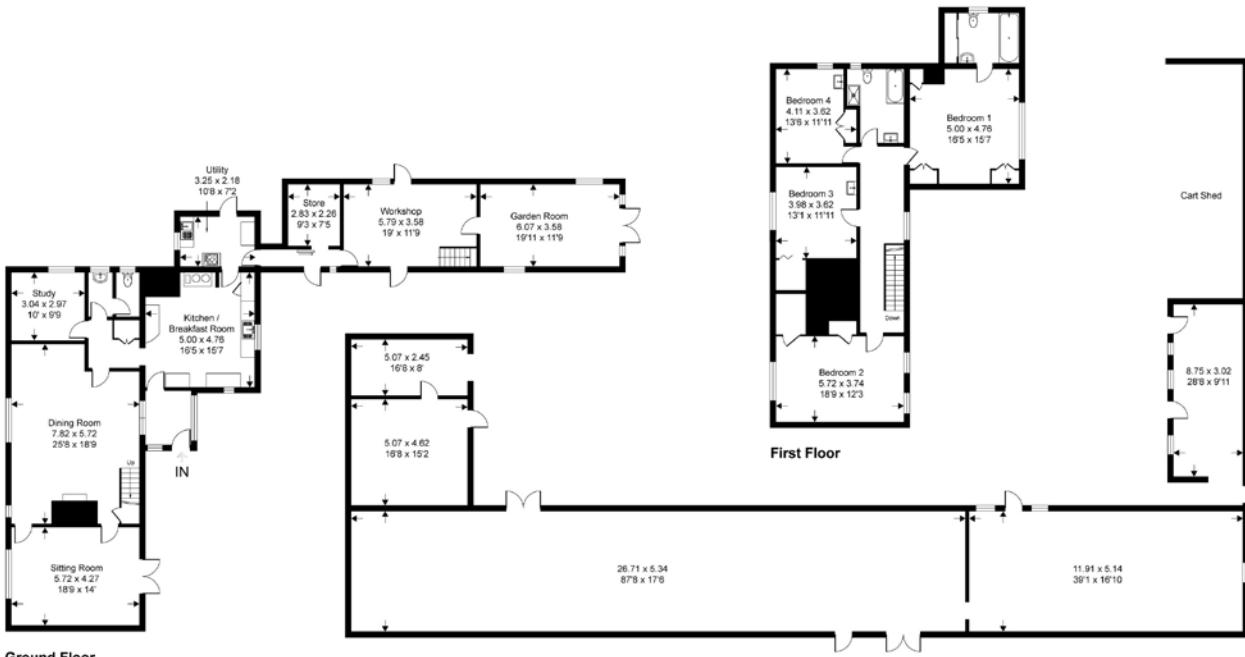


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Plotted Scale - 1:1000. Paper Size - A4



Farley Street, SO20

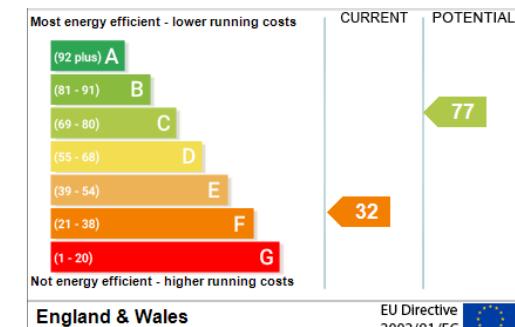
Approximate Gross Internal Area = 295.4 sq m / 3180 sq ft (excludes cart shed)
 Approximate Outbuildings Internal Area = 266.1 sq m / 2865 sq ft
 Approximate Total Internal Area = 561.5 sq m / 6045 sq ft



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Produced for Carter Jonas



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