



FERNGO

NORTON FERRIS, WARMINSTER, WILTSHIRE

Residential Smallholding With Stunning Contemporary Family Home
Enjoying Uninterrupted Panoramic Rural Views

SITUATION

Stourhead 2 miles, A303 3 miles, Gillingham 8 miles, Bruton 9 miles, Wincanton 11 miles, Castle Cary 14 miles, London 111 miles.

Trains: Gillingham to London/Waterloo (118mins) Castle Cary to London/Paddington (100 mins)

International airports: Bristol 37 miles, Bournemouth 41 miles

Ferngo is situated on the southern edge of the hamlet of Norton Ferris on the B3092 & within a short walk of about half a mile to Kilminster via a quiet country lane; which also offers excellent outriding direct from the property. The property enjoys excellent communication links with the nearby A303 providing ready access to London & the West Country.

Education There is a two site primary school in Kilminster & nearby Zeals with secondary school in Gillingham; a very good selection of private schools in the area including Warminster, Port Regis & St Mary's at Shaftesbury, King's and Sexeys at Bruton For more details see www.isc.co.uk for independents and www.wilts.gov.uk for state schools information.

Local, Sporting & Recreational Facilities There is the Red Lion Public House at Kilminster within a quarter mile, Alfred's Tower plus the National Trust run Stourhead House, Garden & Café nearby; whilst Gillingham provides a good range of local facilities including a Waitrose & mainline Railway station with a more eclectic range of shopping and cultural facilities available in the Market Town of Frome.

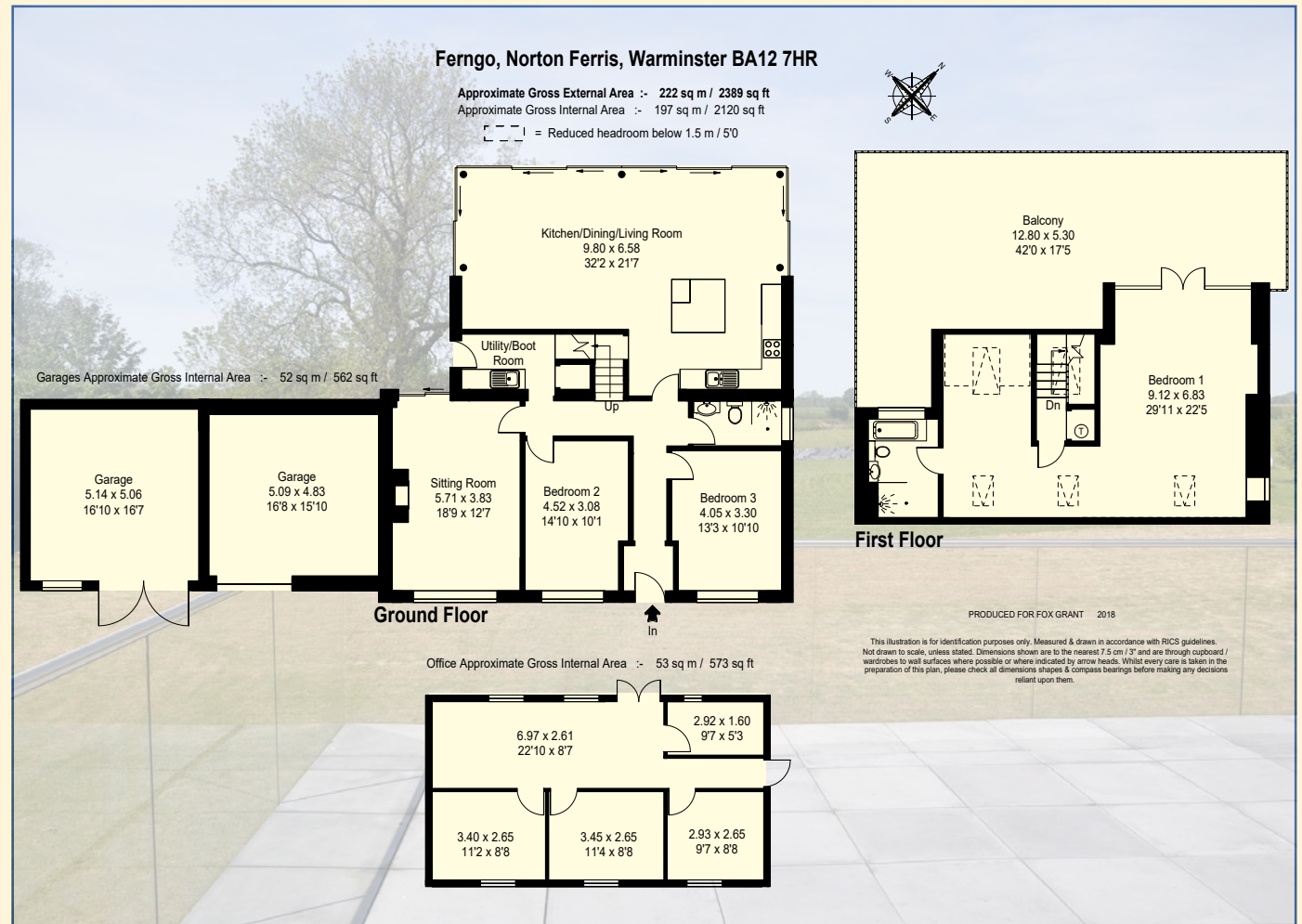
Good walking, cycling and outriding opportunities abound from the property into the surrounding countryside with ready access onto Harepit Lane directly from the side entrance gate. Golf can be enjoyed at Bullpits, Warminster and Wincanton. Local hunts include the South & West Wilts with racing at Wincanton.

FERNGO

Situated in an Area of Outstanding Natural Beauty, within a gently sloping block of land, Ferngo comprises an exceptional, detached ultra-modern country home enjoying delightful rural views over its own land & the surrounding countryside.

Originally on the site of an old stone cottage the property was altered in the 20th Century with a reconstituted stone built property, under a tiled roof, the property has subsequently recently recently undergone significant extension and refurbishment. throughout.

The improvements have been carried out to an exacting standard by the award winning Jon Whitmarsh Building Contractors, creating a cutting edge contemporary interior whilst maximising the superb westerly outlook over the surrounding landscape.



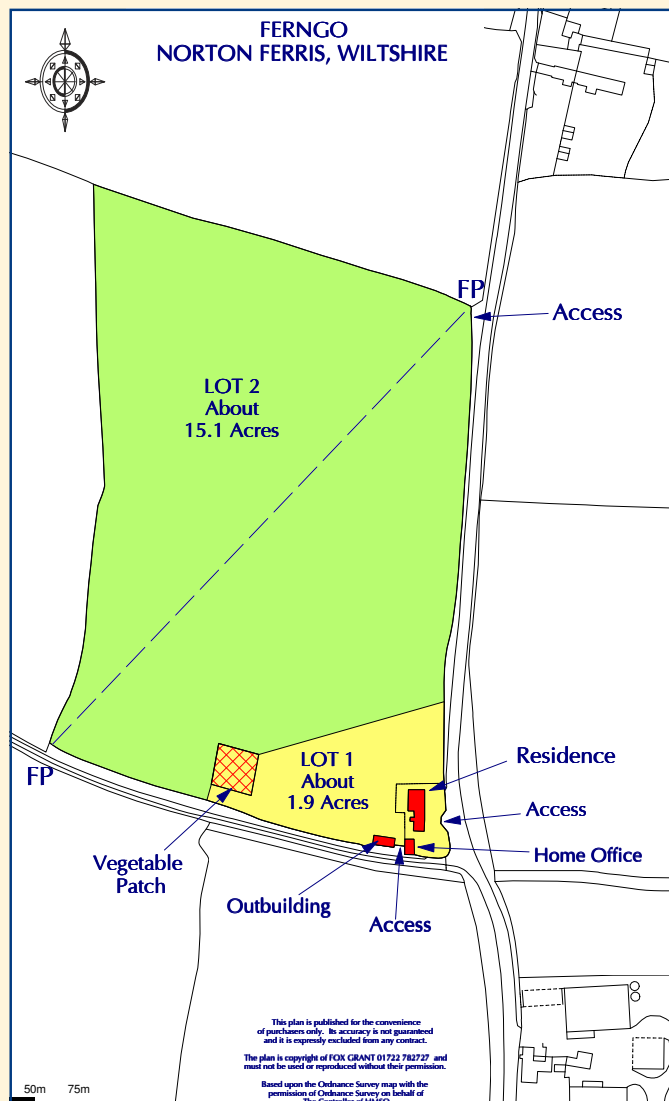
The property is quite inauspicious from the road with ample parking / garaging; but opens up with the main focus of the property being centred on the rear open outlook both at ground and first floor level; offering a spacious modern living space with polished concrete floors downstairs, having underfloor heating throughout; a truly amazing first floor master bedroom suite has a full width roof terrace, ideal for sun bathing / entertaining.

The accommodation of Ferngo comprises;

- Master bedroom with dressing area & en-suite bathroom
- Two further double bedrooms
- Family ground floor shower room
- Extensive contemporary kitchen/ dining/ living room with with full height glass sliding doors
- Sitting room with inset woodburner and patio doors to the terrace
- Utility/boot room
- Completely re-wired & re-plumbed with new oil fired boiler 2017
- Own water supply via bore-hole
- Stunning west facing views over adjoining farmland

GARDENS & OUTBUILDINGS

- Timber log cabin/ home office with air source heat pump heating & power
- Level lawned gardens to the rear with separate fenced vegetable patch
- Elevated terrace / entertaining area plus full width roof terrace
- Driveway offering ample parking Plus two double garages/ workshop
- Timber TRACTOR SHED/ BARN with concrete floor about 12m x 5.5m with potential for stable block
- Excellent outriding directly onto green lane/ drove
- **LOT 1** : House, log cabin & outbuilding in **TOTAL 1.9 Acres**



LAND

- Mainly level pasture paddock with separate five bar gate access
- Footpath running diagonally across (marked FP on saleplan)
- **LOT 2 ABOUT 15.1 Acres**

In all the property amounts to some **17 acres**.



AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Rights of Way: The property has a footpath diagonally across LOT 2 marked FP on the saleplan.

Rural Payments: Registered for Basic Payment Scheme for permanent pasture – transferrable within sale price

Local Authority: Wiltshire Council Tel: 0300 456 0100. Tax Band 'E'.

Energy Performance Certificate (EPC) Band "D"

Services: Mains electricity only. Private water via borehole and drainage to septic tank. Oil fired central heating. Under floor heating to ground floor.

Fixtures & Fittings: Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.

Tenure: The property is sold as Freehold and will be sold with vacant possession on completion.

Particulars: Prepared in May 2018



VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. Please contact Phil Howard for further details or email phil@foxgrant.com

foxgrant.com



Phil Howard

Fox Grant

**FERNGO
BA12 7HR**

DIRECTIONS

Postcode: **SP5 2PS**

From Salisbury head west on the A303 and after approx. 20 miles take the B3092 Stourhead turning and head north past Stourhead & two Kilminster left hand turns and the property will be found after a short distance around the S-bend on your left as indicated by the Fox Grant sale board.

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COUNTRY
& VILLAGE

FARMS, LAND &
SMALLHOLDINGS

TOURISM
& LEISURE

EQUESTRIAN
SPECIALISTS

TRUSTPILOT
★★★★★