



## HARRIS FARM MARTIN, HAMPSHIRE

A Charming Grade II Listed Cottage Situated In The Sought After Village of  
Martin With Equestrian Facilities and separate Lodge



## SITUATION

Fordingbridge 7 miles, Salisbury 11 miles, Ringwood 13 miles, Bournemouth 24 miles.

**Trains:** Salisbury to London/Waterloo (90 minutes).

**International airports:** Bournemouth International Airport: 21 miles, Southampton 28 miles

**Harris Farm** lies in an attractive rural position at the heart of the desirable village of Martin.

Situated within the Cranborne Chase Area of Outstanding Natural Beauty, the property sits back off the village road with ready access to the A354 or A338 connecting Salisbury and Ringwood, with Southampton and Winchester via the A31/M27 to the south east. Mainline train services operate from Salisbury nearby.

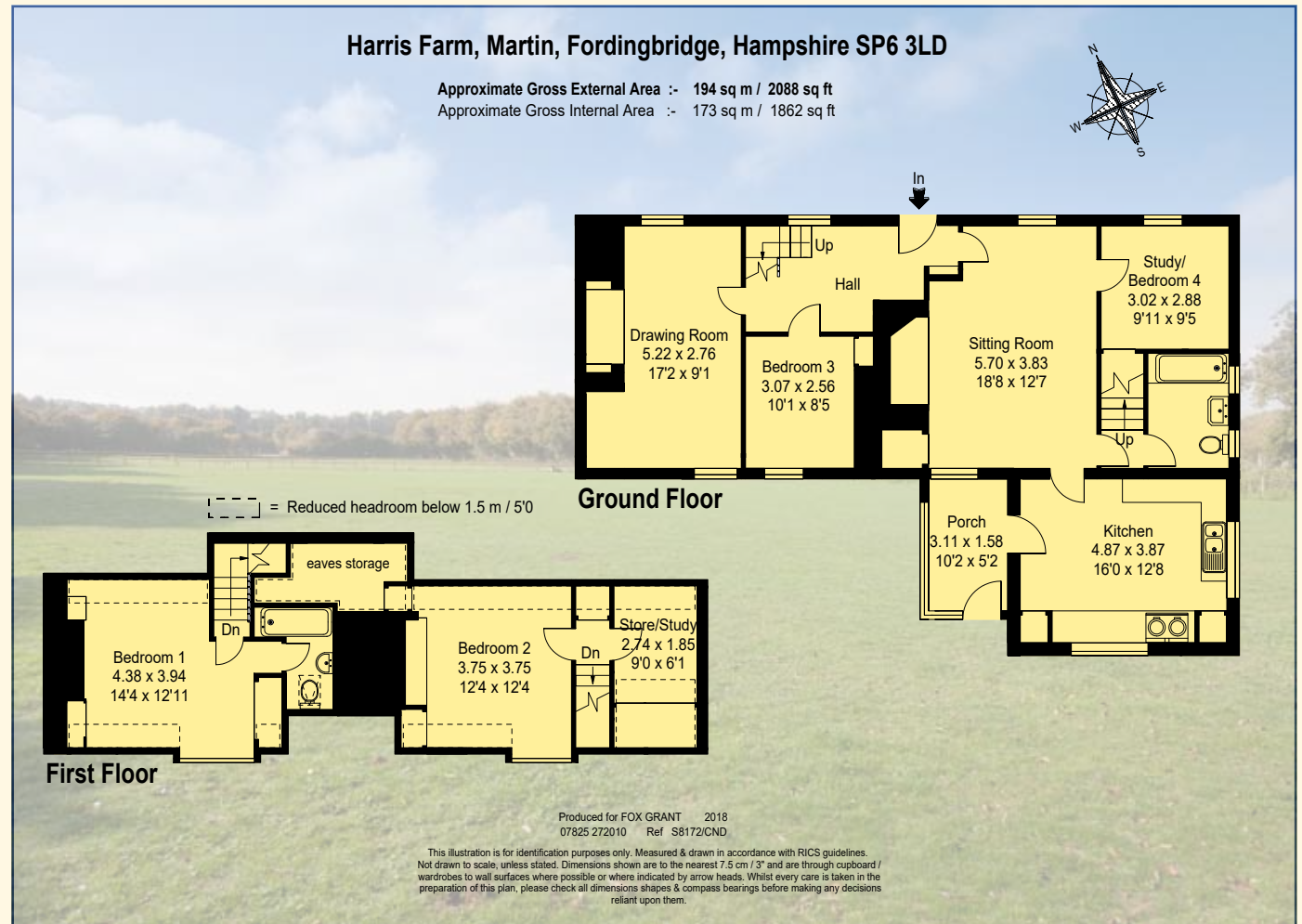
**Education** There is an excellent selection of public and private schools in the area including Bryanston, Forres Sandle Manor at Fordingbridge, Moyles Court near Ringwood, Canford Manor at Wimborne and Burgate school, all within 30 minutes drive. The Cathedral City of Salisbury to the north offers a host of good schools including a boys and girls Grammar school. See [www.isc.co.uk](http://www.isc.co.uk) for independents and [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk) for state schools information.

**Local, Sporting & Recreational** Martin enjoys a strong community with a volunteer run shop, popular social club, village hall, and a church, with various community events held throughout the year. The village has its own website with everything you need to know as well as past history: [www.martinvillagearchive.org.uk](http://www.martinvillagearchive.org.uk). There is also a community farm which is a not-for-profit farm growing food for sale, run by the villagers, further information is found at [www.futurefarms.org.uk](http://www.futurefarms.org.uk).

A more comprehensive range of shopping, sporting, cultural and education facilities can be found close by in the Cathedral City of Salisbury. Good walking, cycling and superb outdriding opportunities abound from the property with scenic trails across the rolling chalk downland which forms Martin Down. The New Forest is also easily accessible to the east providing further leisure opportunities. Sailing and water sports are available on the south coast within 40 minutes drive. Horseracing is at Salisbury with Wincanton and Bath to the north west. Local hunts include Wilton, New Forest and Portman. Fishing can be enjoyed on the River Avon nearby on licence via private clubs and organisations. Golf can be enjoyed at Hamptworth,

## HARRIS FARM

Available to the market for the first time in over 50 years, Harris Farm is a charming Grade II listed property believed to date from the late sixteenth century.



Of Harris Farm House is timber frame construction with attractive herringbone brickwork under a tiled roof the property extends to some 2,080 ft<sup>2</sup> (GEA), offering pleasant accommodation arranged over 2 floors. Whilst the property has benefited from an extension, it still retains much of its character with exposed beams, inglenook fireplaces, oak panelled walls and oak and elm floorboards.

Regarded as one of the oldest properties in the village, Harris Farm is also recognised for its strong literary connection with the renowned "Shepherd's Life" by W.H Hudson written during a stay at the Property.

The accommodation comprises:

- Entrance Hall
- Kitchen/Breakfast Room with fitted units, AGA and views over the rear Garden
- Double aspect Drawing Room with bresummer beam
- Sitting Room with bresummer beam Inglenook fireplace, oak panelled wall
- Master Bedroom with En-Suite Bathroom
- 2 further Bedrooms
- Family Bathroom
- Study/4th Bedroom
- Study/Store

## THE LODGE

The Lodge provides a fabulous opportunity to generate an income from the rental. This delightful three bedroom detached property benefits from electric heating and water on a separate supply. Log burner to the sitting room. Three generous bedrooms with open plan living space plus a separate utility room. A veranda leads to the garden which is mainly laid to lawn with flower borders.

The Lodge comprises:-

- Entrance Porch
- Open plan Kitchen/Living/Dining with woodburner and doors opening to the covered veranda and garden
- 3 Bedrooms, Master has En-suite Shower Room
- Family Bathroom
- Utility Room

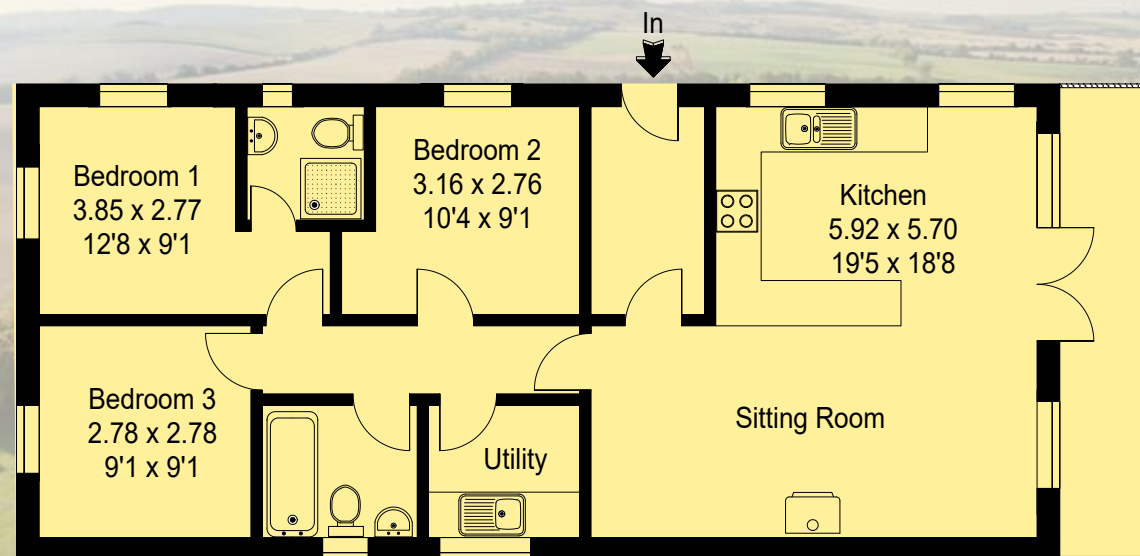
## OUTSIDE

- The gardens lie to the north and south of the farmhouse are mainly laid to lawn with attractive shrub and herbaceous borders.
- There is ample parking for 3-4 cars to the eastern elevation with a drive running alongside the farmhouse to the lodge, barn, stables and paddocks to the rear

## The Lodge, Harris Farm, Martin, Hampshire SP6 3LD

Approximate Gross External Area :- 87 sq m / 936 sq ft

Approximate Gross Internal Area :- 75 sq m / 812 sq ft



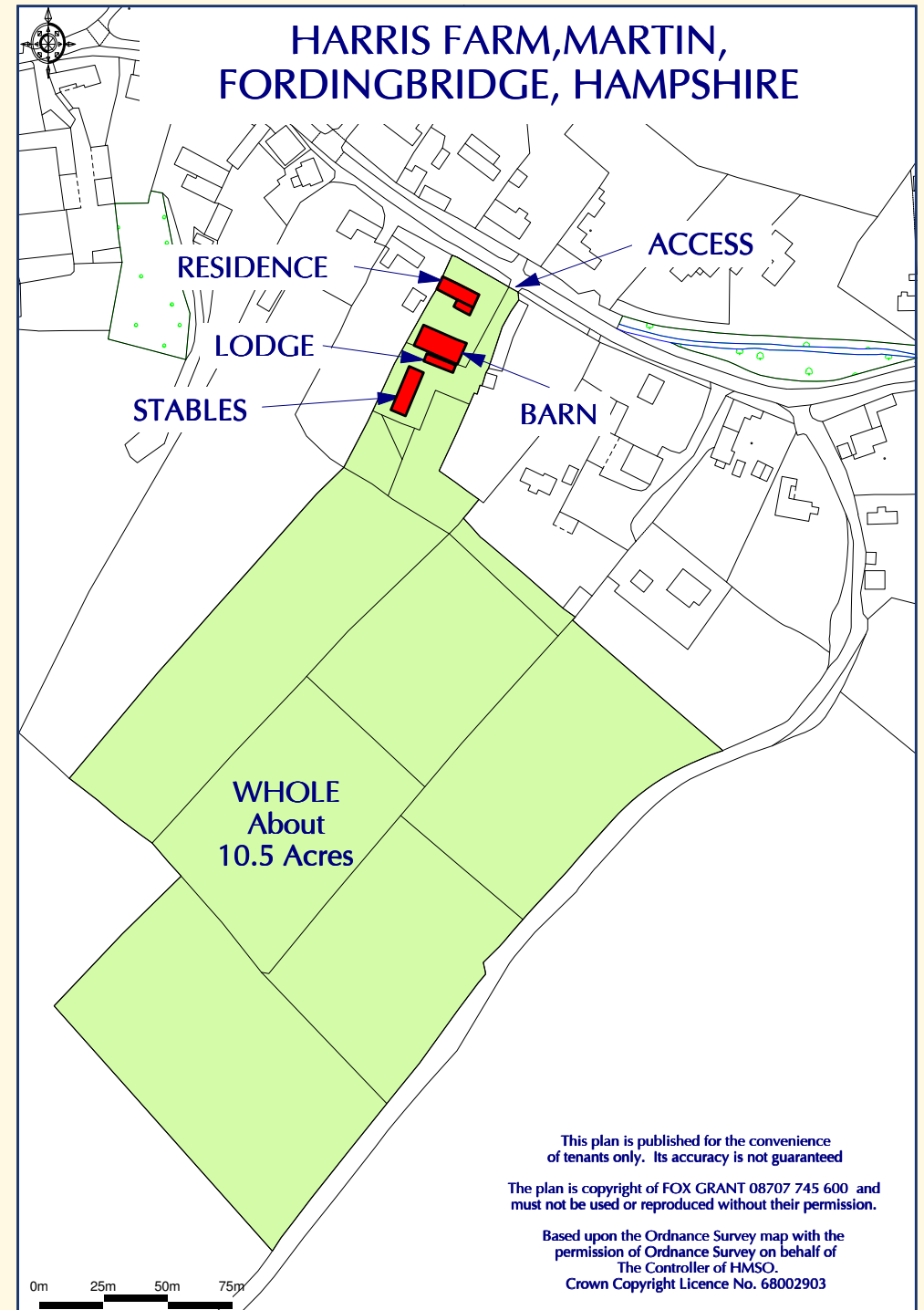
Ground Floor

PRODUCED FOR FOX GRANT 2018

This illustration is for identification purposes only.  
Not drawn to scale, unless stated.









## EQUESTRIAN

- Steel Framed Barn 48" x 30" three 12" x 9" block built stables
- Timber Stable Block five stables with tack room/feed store/workshop
- Power connected to stables and hard standing adjacent to stables for a trailer.
- Timber Field Shelter in one paddock

## LAND

The level free draining land lies to the south of the property and is laid to permanent pasture with the benefit of stock fencing. The land is divided into seven paddocks with water laid on. Post and rail, mature trees and hedging border the land. There is direct access from the property onto the bridleway to Martin Down.

In all the property amounts to some 10.5 acres

The gardens, surrounding the house accounts to 0.5 of the 10.5 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.

**Health & Safety** Given the potential hazards of a working smallholding we would ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around animals and machinery. Children must be supervised by their parents on site.

**Plans, Areas and Schedules** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and calculated by the vendor's agents, however the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

**Town and Country Planning** The property is sold subject to any development plans, tree preservation orders, ancient monument orders, town planning schedules and resolutions, which may or may not come into force. Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the estate.

**Rights of Way** There are no known rights of way across the property.

**Authorities** New Forest District Council Tel: 01329 225398,  
Hampshire County Council Tel: 02380 285000

**Council Tax** Farmhouse: Band F, Lodge: Band A

**Services** Mains water and electricity with private drainage to a septic tank. Oil-fired central heating.

**Tenure** Harris Farm is sold freehold with vacant possession given upon completion.

**Fixtures & Fittings** Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale but may be available by negotiation.

**Particulars** Prepared in November 2018





**Fox** Grant

## HARRIS FARM SP6 3LD

### VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. For further information or to book a viewing please contact Charlotte Roberts-Barr or Jessica Gregory.

[foxgrant.com](http://foxgrant.com)



Charlotte  
Roberts-Barr



Jessica Gregory



### DIRECTIONS

From Salisbury; head South West on the A354 towards Blandford. After approximately 8 miles take the second turning left to Martin. Proceed into the village and after passing the village triangle the property will be found on your right hand side adjacent to the Fox Grant sale board.

Postcode: **SP6 3LD**

[foxgrant.com](http://foxgrant.com)

COUNTRY  
& VILLAGE

FARMS, LAND &  
SMALLHOLDINGS

TRUSTPILOT  
★★★★★

TOURISM  
& LEISURE

EQUESTRIAN  
SPECIALISTS