THE OLD VICARAGE, HOMINGTON ROAD, COOMBE BISSETT, SALISBURY, WILTSHIRE, SP5 4LR

GUIDE PRICE £850,000 FREEHOLD

Winkworth

THE OLD VICARAGE, HOMINGTON ROAD, COOMBE BISSETT, SALISBURY, WILTSHIRE, SP5 4LR

A derelict period property with extensive grounds, in the heart of the thriving village, for renovation, subject to consents.

The property does not appear to be listed, but it is understood to be within the local AONB and conservation area. The building appears to have Arts & Craft influences highlighted by an impressive staircase. The grounds are extensive and offer the opportunity for ancillary buildings such as stables, secondary accommodation, swimming pool etc.

The property has a planning history regarding redeveloping the residential curtilage, although there is not understood to be any live consents currently. The property is unlikely to be mortgageable in its current state (i.e., without a kitchen or a bathroom).

EPC – F

Wiltshire Council Tax Band: The property is no longer a dwelling for Council Tax purposes.

Agents Note: A schedule of the covenants affecting the property is available on request and sensible footwear to be worn on viewings.
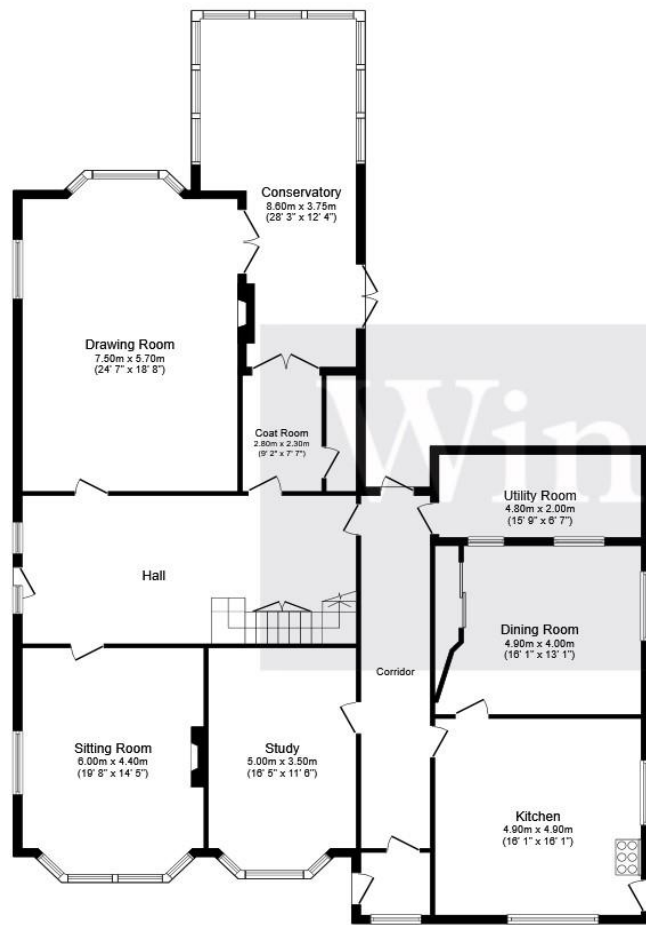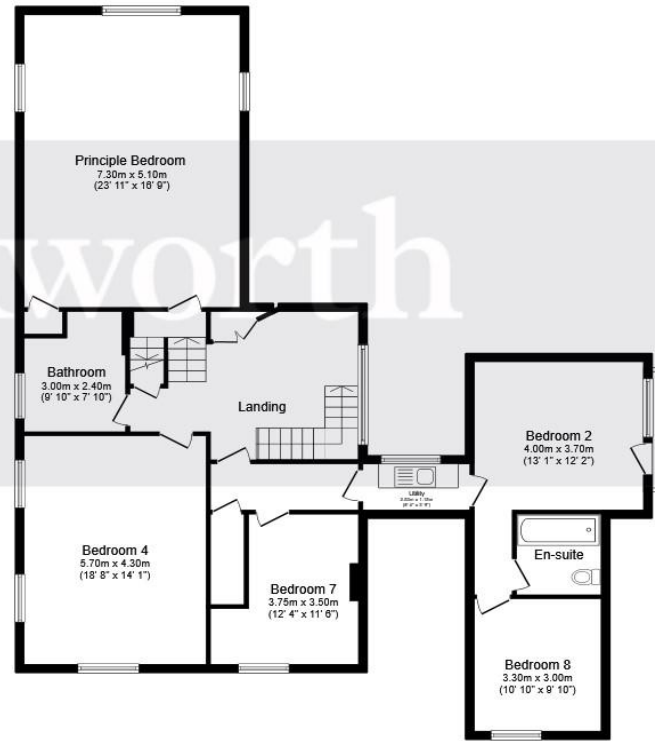
LOCATION

The setting is convenient to the facilities of the village, Salisbury Hospital nearby and the A338 and A354 arterial road routes to the South Coast. Homington Road rises from the A354 and connects, eventually to the A338 to the east.

Village facilities include a school, a church, a village stores/ Post Office and a pub. In addition, there are extensive horse riding/walking opportunities from the front gate.
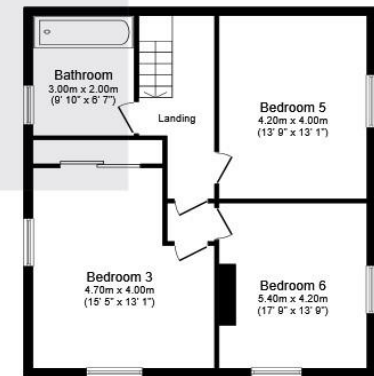
Ground Floor

Conservatory
8.60m x 3.75m
(28' 3" x 12' 4")

Drawing Room
7.50m x 5.70m
(24' 7" x 18' 8")

Coat Room
2.80m x 2.30m
(9' 2" x 7' 7")

Utility Room
4.80m x 2.00m
(15' 9" x 6' 7")

Hall

Dining Room
4.90m x 4.00m
(16' 1" x 13' 1")

Corridor

Sitting Room
6.00m x 4.40m
(19' 8" x 14' 5")

Study
5.00m x 3.50m
(16' 5" x 11' 8")

Kitchen
4.90m x 4.90m
(16' 1" x 16' 1")

First Floor

Principle Bedroom
7.30m x 5.10m
(23' 11" x 16' 9")

Bathroom
3.00m x 2.40m
(9' 10" x 7' 10")

Landing

Bedroom 2
4.00m x 3.70m
(13' 1" x 12' 2")

Utility
2.05m x 1.15m
(6' 8" x 3' 9")

En-suite

Bedroom 4
5.70m x 4.30m
(18' 8" x 14' 1")

Bedroom 7
3.75m x 3.50m
(12' 4" x 11' 6")

Bedroom 8
3.30m x 3.00m
(10' 10" x 9' 10")

Second Floor

Bathroom
3.00m x 2.00m
(9' 10" x 6' 7")

Landing

Bedroom 5
4.20m x 4.00m
(13' 9" x 13' 1")

Bedroom 3
4.70m x 4.00m
(15' 5" x 13' 1")

Bedroom 6
5.40m x 4.20m
(17' 9" x 13' 9")

Ground Floor

First Floor

Second Floor

Total floor area 435.1 m² (4,683 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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