



RURAL SCENE

NATIONAL SPECIALIST ESTATE AGENCY FOR PROPERTIES WITH LAND
EQUESTRIAN ♦ SMALLHOLDINGS ♦ RESIDENTIAL ♦ COMMERCIAL FARMS ♦ LEISURE

EO/RE/204A

WILTSHIRE

Approximate Distances:

Salisbury 4 Miles: Amesbury 5 Miles: A303 6 Miles

AN APPROX 1.6 ACRE RESIDENTIAL SMALLHOLDING WITH SUPERB DOWNLAND VIEWS
TOWARDS PORTON DOWN, FIGSBURY RING AND OLD SARUM

BALLARD DOWN

EAST GOMELDON ROAD

EAST GOMELDON

SALISBURY SP4 6LZ



The Residence



View from the Paddock

A DETACHED DORMER-STYLE RESIDENCE WITH TWO BEDROOMS AND SHOWER ROOM ON THE FIRST FLOOR AND A FURTHER BEDROOM/STUDY, BATHROOM, KITCHEN, AND LOUNGE/DINING ROOM ON THE GROUND FLOOR; MAINS GAS CENTRAL HEATING; DOUBLE GLAZING; LARGE GARDEN.

INTEGRAL ANNEXE WITH BEDROOM, KITCHEN AND LOUNGE. EASILY INCORPORATED INTO THE MAIN RESIDENCE.

USEFUL RANGE OF OUTBUILDINGS INCLUDE GARAGE, A RANGE OF GARDEN SHEDS, HAY BARN/FEED STORES, TWO LOOSE BOXES, POLYTUNNEL AND FIELD SHELTER.

THE LAND ADJOINS TO THE REAR IN ONE GENTLY SLOPING Paddock.

IN ALL APPROX. 1.6 ACRES (About 0.6 Hectares)

THE RESIDENCE:

A detached dormer-style residence with cream rendered external elevations under a tiled roof.

The present owners have carried out a comprehensive programme of refurbishment during the past few years with improvement works including a new Kitchen and Bathroom, the installation of MAINS GAS FIRED CENTRAL HEATING as well as general decoration throughout. In the Agent's opinion the property is very well presented and provides the following accommodation with approximate room sizes:

HALF GLAZED FRONT DOOR With a glazed side panel leads to the

HALL With stairs to First Floor, radiator, hardwood floor, large airing cupboard, door to Annexe, further doors to:

LOUNGE/DINING ROOM 24'4 x 11'8 (About 7.5m x 3.6m) narrowing to 7'10 (About 2.4m), front and side windows, glazed double doors to rear garden, two radiators, "Jetmaster" open fire with marble surround, TV point.

KITCHEN 15'11 x 8'6 av. (About 4.9m x 2.6m) side and rear windows, half glazed stable style door to rear garden, terracotta tiled floor, range of built-in base and eye level units with hardwood work surfaces incorporating Belfast sink, space for range cooker, extractor hood, two radiators, large larder cupboard, space for fridge/freezer, plumbing for washing machine and dishwasher, fully tiled walls, gas fired boiler.

BEDROOM /STUDY 10'8 x 7'11 (About 3.3m x 2.4m) front window, laminated floor, built-in cupboard.

FAMILY BATHROOM 12'5 x 7'1 (About 3.8m x 2.1m) rear window, fully tiled walls, panelled bath, cubicle with mains shower unit, w.c., wash hand basin, radiator, heated towel rail, extractor fan.

From the Hall stairs lead to the First Floor

LANDING Large wardrobe, doors to:

BEDROOM ONE 15'2 x 11'3 (About 4.6m x 3.4m) front window, built-in under eaves drawers, radiator, double doors to:

ENSUITE SHOWER ROOM 7' x 5'3 (About 2.1m x 1.6m) cubicle with mains shower unit, WC, wash hand basin, lino floor, extractor fan.

BEDROOM TWO 11'9 x 10'9 (About 3.6m x 3.3m) Velux rear window, built-in wardrobes, radiator, two under eaves storage cupboards.

THE ANNEXE:

Integral to the main residence the annexe provides the following additional accommodation.

KITCHEN 9'11 x 9'4 (About 3.0m x 2.8m) side window, range of built-in base and eye level units with laminated work surfaces incorporating single sink, electric cooker point, lino floor, broom cupboard, space for fridge, part tiled walls, door to:

BEDROOM THREE 11'11 x 8'6 (About 3.6m x 2.6m) side window, French doors to rear garden, laminated floor, radiator.

LOUNGE 14' x 10'5 (About 4.3m x 3.1m) front window, radiator, gas fire, TV point, telephone point

NB. In the Agent's opinion the annexe could easily be incorporated back into the main residence.

THE OUTSIDE:

The property is located along East Gomeldon Road and has close neighbours each side.

A tarmacadam drive provides parking for at least two vehicles and there is a further gravelled front parking area and small front garden with a pond.

Adjoining the residence to the side is a CARPORT which leads onto the :-

GARAGE 23'4 x 8'4 (About 7.1m x 2.5m) with light and power connected and double doors to each end.

To the rear of the residence is a patio, large lawned garden with a very pleasant raised seating area with timber pergola and grape vine. Beyond the lawn is a further raised paved area with herb beds which then lead on to a large vegetable garden with seven raised beds, soft fruit, apple trees etc. and an attractive circular stone seat.

THE OUTBUILDINGS:

The property has the benefit of the following buildings with approx. sizes:

POTTING SHED	11'1 x 8' (About 3.4m x 2.4m) of block and timber construction set on a concrete base with light and power supply, radiator heaters, adjoining:
FREEZER ROOM	8'8 x 8' (About 2.7m x 2.4m)
GREENHOUSE	10' x 7' (About 3.0m x 2.1m) aluminum framed.
GARDEN SHED	
BARN/STORE	12'1 x 10'3 (About 3.7m x 3.1m) GI clad with paved floor, power connected and adjoining:
STORE	11'4 x 6'2 (About 3.4m x 1.9m) paved floor with power connected.
TWO LOOSE BOXES	Each 9'6 x 5'8 (About 2.9m x 1.8m)
WOOD STORE	12'2 x 6'10 (About 3.7m x 2.1m) timber framed with GI cladding.
OLD HAY STORE	In need of refurbishment.
POLYTUNNEL	36' x 14' (About 10.7m x 4.3m)
FIELD SHELTER	15'7 x 8'6 (About 4.7m x 2.6m) of timber and GI construction.

THE LAND:

The land adjoins to the rear in one very gently sloping paddock with stock fencing along the borders.

From the top of the paddock there are some fantastic panoramic views across to Porton Down, Figsbury Ring and Old Sarum.

IN ALL APPROX. 1.6 ACRES (About 0.6 Hectares)

SERVICES: MAINS ELECTRICITY, WATER, DRAINAGE AND GAS; TELEPHONE AND BROADBAND (Connected and available subject to usual Transfer Regulations).

NB. These details are a general guideline for intending purchasers and do not constitute an offer of contract. RURAL SCENE have visited 111 East Gomeldon Road, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Vendors have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, or other matters relating to it.

LOCAL AUTHORITY: SALISBURY CITY COUNCIL.

GENERAL AND SITUATION:

The sale of 111 East Gomeldon Road provides purchasers with an opportunity to acquire a conveniently located residential smallholding with some fine views. The property is currently utilised as a family home and general smallholding with ducks, chickens, Dexter cattle etc. In the Agent's opinion the property is ideally suited to continuation of the same or alternatively for those with equine interests there is access to superb outriding on the adjoining downs and nearby Salisbury Plain. Gomeldon has a popular village school and general stores/post office and the neighbouring village, Porton, has a popular garden/aquatic centre. The Cathedral City of Salisbury is some 4 miles to the south.



The Outbuildings



The Vegetable Garden



The Kitchen



The Lounge/Dining Room



Rear Garden View



Dining Room

DIRECTIONS:

From the A303 take the A338 Salisbury Road. Continue to the village of Porton and at the crossroads turn left. Proceed until reaching the garden/aquatic centre and at the crossroads turn right, up the hill towards Gomeldon. Follow the lane through Gomeldon passing the school on the right hand side and then take the next turning left signed East Gomeldon Road. Follow this road for about half a mile, under the railway bridge and No. 111 will be seen on the left hand side, identified by our 'For Sale' board.

VIEWING:

Strictly by appointment with the Agents **RURAL SCENE: TEL: 01264 850700**

PRICE GUIDE: £420,000