



EVANS & PARTRIDGE

THE BARN, LYE FARM
PUG'S HOLE, WEST TYTHERLEY, HAMPSHIRE

THE BARN, LYE FARM, PUGS HOLE, WEST TYTHERLEY, SALISBURY SP5 1LA

AN EXCITING OPPORTUNITY TO ACQUIRE A LARGE FORMER AGRICULTURAL BARN WITH THE BENEFIT OF PERMITTED DEVELOPMENT TO CREATE A SUBSTANTIAL FAMILY HOME OF APPROACHING 4,000 SQ FT, STANDING IN GROUNDS OF ABOUT 3.62 ACRES WITH A LONG SWEEPING DRIVE IN A QUIET RURAL SETTING ON THE EDGE OF THIS POPULAR VILLAGE

OFFERS INVITED AROUND £700,000 FREEHOLD

Proposed accommodation

RECEPTION HALL • OPEN PLAN LIVING / FAMILY ROOM WITH ADJOINING KITCHEN / DINING ROOM
STUDY • UTILITY / BOOT ROOM • CLOAKROOM
PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM AND EN SUITE BATHROOM
GUEST / BEDROOM TWO WITH EN SUITE SHOWER ROOM • THREE FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM
AMPLE PARKING • EXTENSIVE GARDENS AND GROUNDS AMOUNTING TO ABOUT 3.62 ACRES

DESCRIPTION

The proposed accommodation amounts to about 3,988 sq ft / 370.5 sq m.

Details can be found on the Test Valley Borough Council's portal: <https://view-applications.testvalley.gov.uk/online-applications/>

TVBC Reference: 20/02508/PDQS Application to determine if prior approval is required to change use of agricultural building to single dwelling house, Lye Farm Pugs Hole West Tytherley Salisbury Hampshire SP5 1LA.

LOCATION

The property is situated at the end of a long track leading from Pug's Hole, a quiet lane on the edge of the popular rural village of West Tytherley surrounded by rolling countryside. The village has a range of amenities including a village shop/post office, church, public house, well-regarded C of E primary school and Norman Court Montessori school. There is an excellent range of both private and state schools in the surrounding area including Farleigh School, Chafyn Grove and Godolphin as well as girls and boys grammar schools in Salisbury. The property is situated between the cathedral cities of Salisbury and Winchester, both offering a comprehensive range of shopping and amenity facilities and mainline railway stations (together with Grateley village) with fast services to London Waterloo. The pretty town of Stockbridge situated along the River Test with its numerous cafés, pubs/restaurants and independent shops is only a ten minute drive away. There is also easy access to an excellent network of roads leading to all parts of the country via the A303, A34, M2 and M27.

PROPOSED ACCOMMODATION

GROUND FLOOR

Reception Hall 3.1m x 2.4m • Study 4.0m x 3.8m • Living/Family Room with adjoining Kitchen/Dining Area 15.0m x 8.2m • Utility/Boot Room 3.4m x 2.4m
Principal Bedroom 6.9m x 5.5m • Dressing Room 4.2m x 3.8 • En Suite Bathroom 3.2m x 2.6m • Bedroom Three 3.8m x 3.8m • Bedroom Four 3.8m x 3.8m
Bedroom Five 3.8m x 3.4m • Main Bathroom 3.8m x 2.8m • Cloakroom

FIRST FLOOR / MEZZANINE

Sitting/Library Area (irregular) • Guest/Bedroom Two 6.2m x 4.6m • En Suite Shower Room

OUTSIDE

THE LAND Gated access off Pug's Hole, a quiet no-through lane, onto a sweeping partially made-up track/drive leading through the land and up to the barn for conversion. Just over half of the land is laid to grass, the remaining area is lightly wooded with mainly deciduous trees. The barn is situated in the southern corner of the land where there is a collection of large agricultural buildings.

DIRECTIONS POST CODE SP5 1LA.

VIEWING STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

Tel. 01264 810702

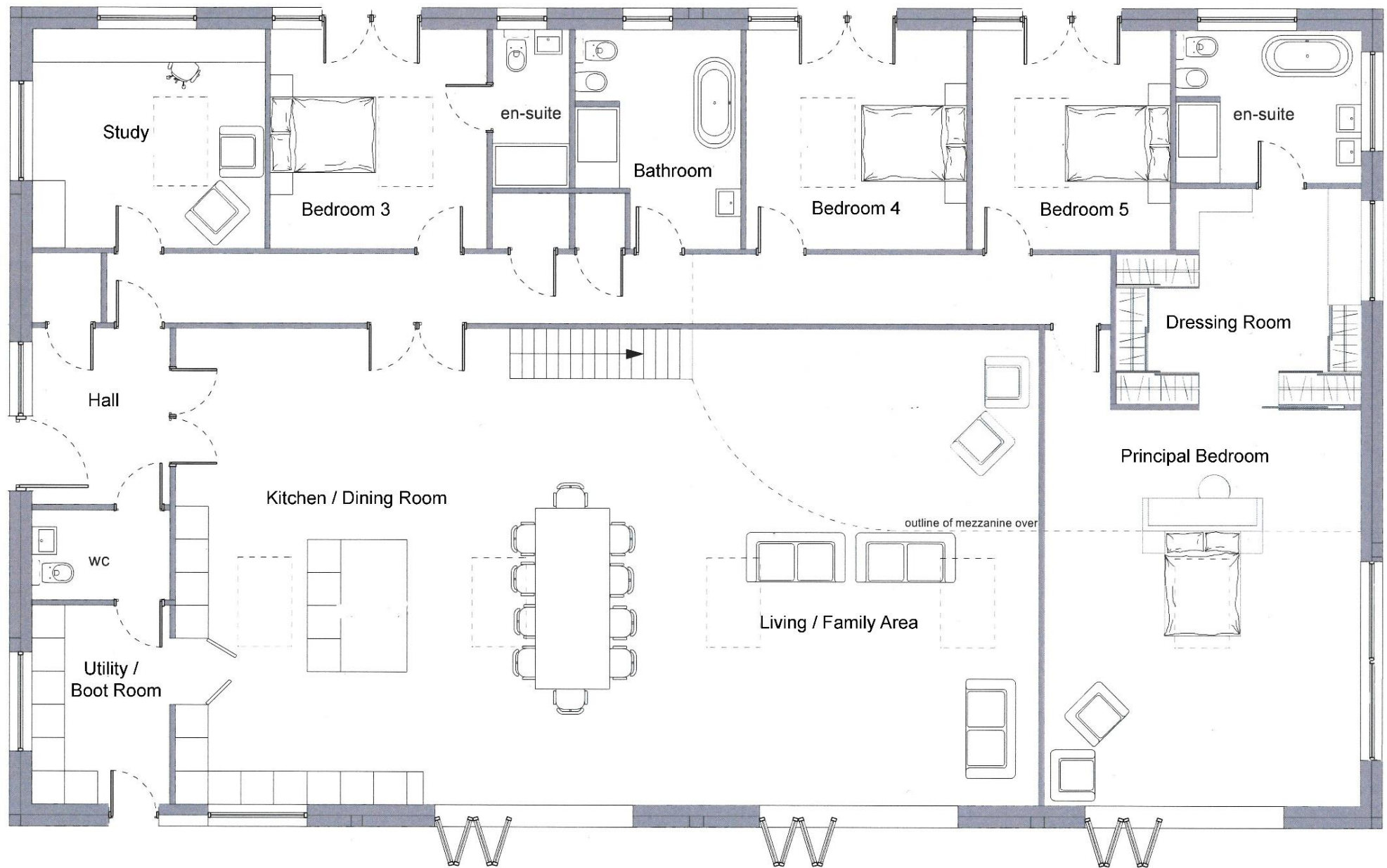
www.evansandpartridge.co.uk

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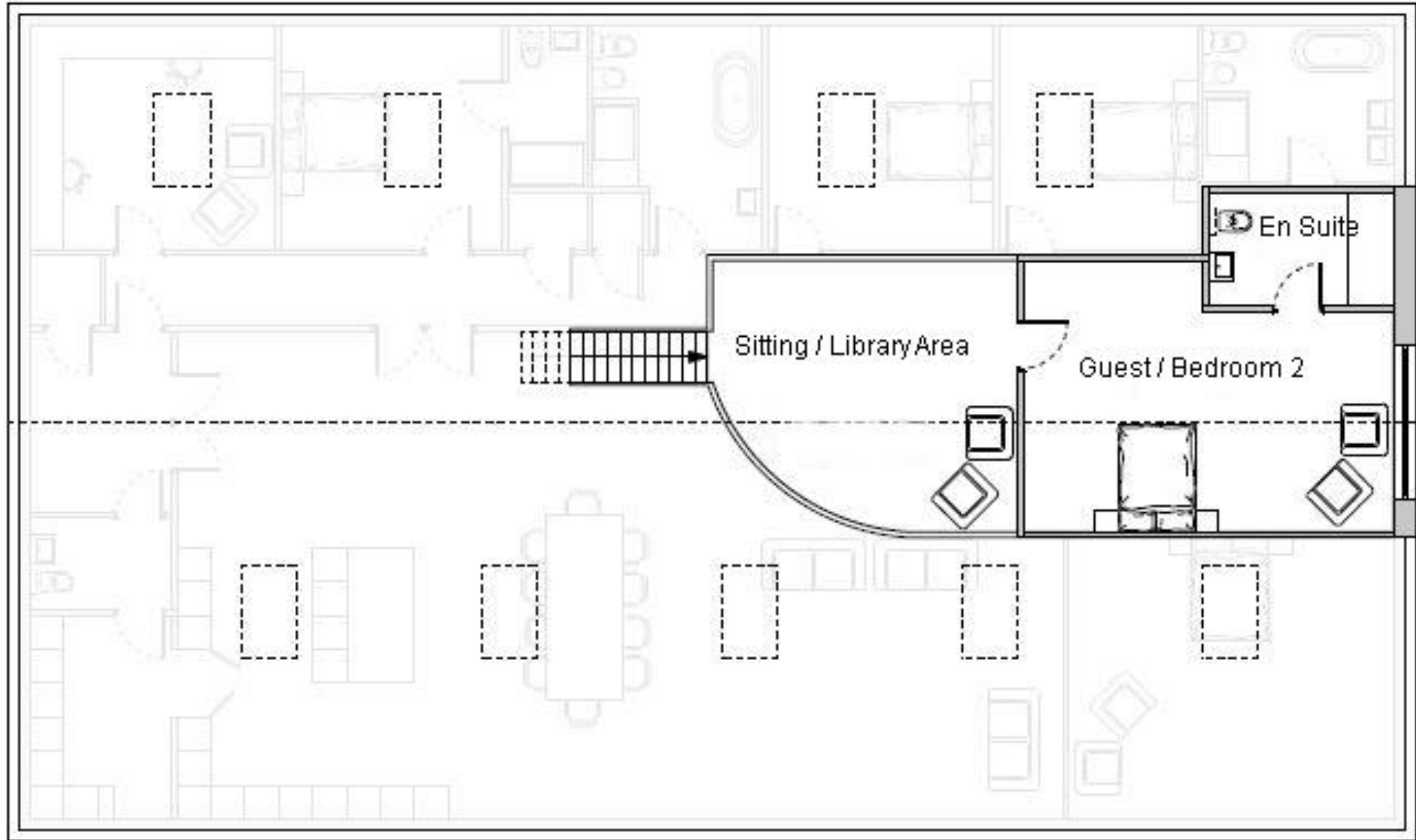
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PROPOSED GROUND FLOOR PLAN



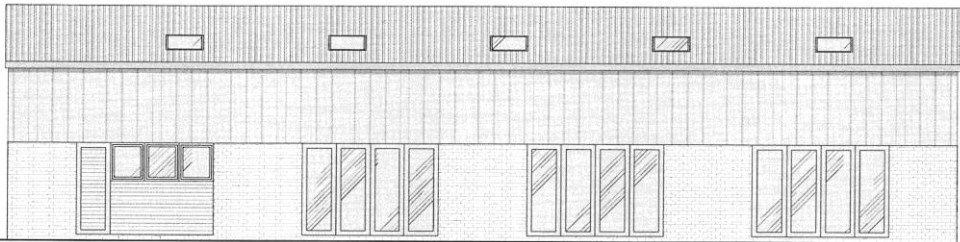
PROPOSED FIRST FLOOR / MEZZANINE PLAN



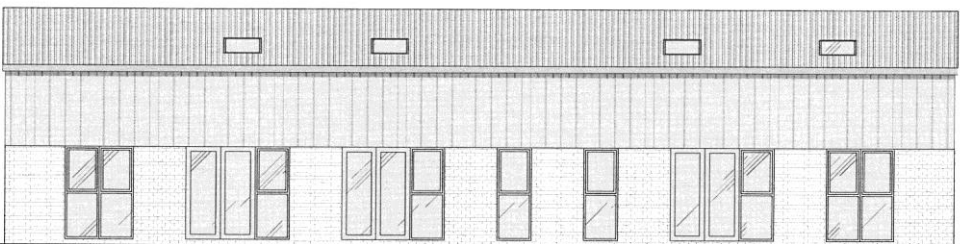
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Scale: 1:100



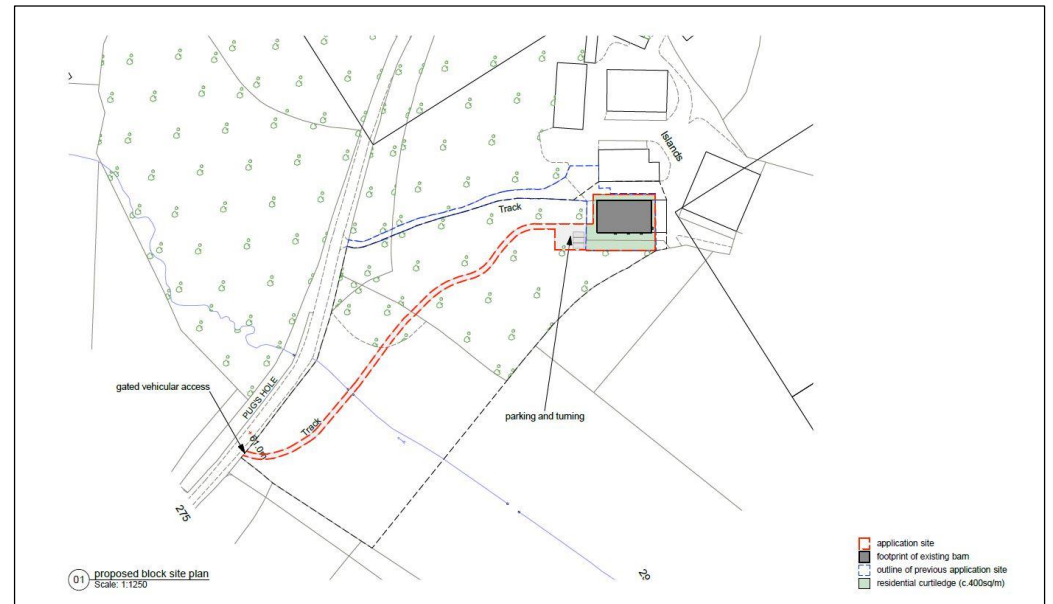
02 proposed south-west elevation
Scale: 1:100



02 proposed north-west elevation
Scale: 1:100



01 proposed south-east elevation
Scale: 1:100



Boundary Plan
Total land
amounting to
about 3.62 acres

