



Sold

In

Sutton Mandeville



Angel Cottage

Glasses Lane, Sutton Mandeville, Wiltshire

Quietly Located 2/3 Bedroom Country Cottage In Sought After Edge of Village Location With Neighbouring Organic Pasture Land, Farmbuilding & Stunning Rural Views

Character Chilmark stone 2-3 Bed Cottage With Organic Smallholding

Accommodation sitting room with inglenook fireplace and woodburning stove

Large country kitchen/dining room

Elegant mature landscaped garden with views

Excellent gravel parking with substantial timber frame garage. 0.4 acre plot + 4.6 acre block of land with new farmbuilding.

Angel Cottage is a privately situated detached 2/3 bed cottage situated below a country lane and occupying a quiet, rural position on the edge of Sutton Mandeville village. Lying in the Cranborne Chase and in an Area of Outstanding Natural Beauty the cottage enjoys a heavenly position. The property is accessed from the driveway to the east of the house, through a 5-bar gate which opens into an area of gravel parking with a large detached garage. A path leads from the driveway down to the property and on to the terrace. Angel Cottage is constructed of local Chilmark stone under a tiled roof and dates back to 1768. Extended in 2005 the property was substantially improved and enhanced with the addition of a large country style kitchen/dining room whilst maintaining its traditional character with exposed beams. The property and land make a perfectly packaged and well presented smallholding.

HOUSE SUMMARY

2/3 bedroom country cottage (1790 ft² GEA). Sitting room with inglenook fireplace and woodburning stove. Study with stove. 19' x 13' kitchen with Esse range, tall ceiling and velux roof lights. Family bathroom. Separate utility room.

OUTBUILDING

A good sized garage is situated in the grounds of the cottage. Timber framed double garage/workshop 5.9m x 5.4m (344 ft² GIA)

GARDEN

Set down from the lane and screened by a tall hedge abounding the property, the garden wraps around the west, north and east sides of Angel Cottage. The property enjoys a perfect elevated view of unspoilt countryside with ringfenced pasture and rolling fields to the north, grazed by neighbouring farmers. The country lane to the north lies below the cottage and is screened by a mature hedge boundary. A flagstone paved area ensures a perfect base for entertainment and enjoyment of the vista. The lawn and terraced garden with its well framed borders is filled with colour and hosts a wide variety of mature shrubs and perennials. A small pond is landscaped into the herb garden area nearest the kitchen, creating a true haven for wildlife and adding to the rural idyll. In all the garden and grounds extend to about 0.4 acre.

LAND & FARMBUILDING LOT2

The land is divided into two fields with post and stock proof fencing and mainly laid to permanent pasture. The main access is through a field entrance about 100 metres from the property on the opposite side of Glasses Lane to the south. It can also be accessed from the public footpath up the bank leading to the orchard, vegetable garden and land beyond. The fields are mainly level and Grade 2 according to the DEFRA Land Classification Plans, being of very good quality and eminently suitable for grazing or growing crops. The soil type is indicated as Bromsgove, defined as well drained coarse loamy soil over soft sandstone. The land has been farmed for several years and has achieved organic status.

LAND & FARM BUILDING SUMMARY

Perfect smallholding facilities comprising: Pasture fields. Orchard and vegetable garden. Timber frame agricultural barn 13m x 10m (130m²) with water and power. Organically managed through the Soil Association. Holding No. 45/277/0052
In all the land amounts to about 4.6 acres. The total area of the cottage, grounds and land amounts to about 5.1 acres.

Price Guide £585,000
(Fox Grant)

Land Registry - Sold details:

3 Aug 2012 - £475,250
7 June 2004 - £390,000
14 Oct 1998 - £230,000
31 Jul 1996 - £130,000

