

Millbrook Trout Farm  
FOVANT





## A fantastic four bedroom family home set within circa 2.6 acres of waterside gardens and grounds and located in the heart of the sought after village of Fovant

Millbrook Trout Farm, Mill Lane  
Fovant, Wiltshire, SP35JP

Guide Price:  
£850,000



- Detached four bedroom property
- Central village location
- Waterside, Cap Badge view
- 4 miles to mainline rail services
- Basement
- Circa 2.6 acres of gardens and grounds
- Cranbourne Chase AONB
- Lovely views to the south
- Planning consent for annexe
- Ample parking for 6+ cars

### The Property

Set in an idyllic position in the heart of the popular Wiltshire village of Fovant, Millbrook Trout Farm is a former commercial fishery now used as a family home with potential to enjoy as a small holding with the benefit of planning consent for a single storey annexe.

With lovely views down the property and on towards the famous Fovant Cap Badges and the Cranbourne Chase AONB, this lovely home has beautifully presented accommodation to include a formal sitting room with glazed doors leading out onto the terrace and views down the garden. A comfortable snug/family room is situated off the hall it also has double glazed doors leading to the terrace and also leads through to a well appointed kitchen with breakfast bar and plenty above and below counter storage. The kitchen leads through to the dining room and on through to an attached single storey building which incorporates a utility boot room perfect for muddy dogs and children returning from outdoor activities and a store/dog room, this building is part of the planning permission to extend to create an annexe, we believe this planning to be granted perpetuity.

Upstairs there are four bedrooms two of which have fantastic southerly views across the plot and a well appointed family bathroom.

There is a part converted and tanked basement with fantastic space and head height ready for a variety of uses.

**Services** - Oil fired central heating, mains electricity, water and sewage

Ofcom suggests superfast broadband is available and mobile coverage is likely for most providers

### Tenure

Freehold

### EPC Rating

D (60)

### Outgoings

Council Tax Band: E

### Size

2504 sq ft











## Outside

The house sits at the north west of the plot with commanding views across circa 2.6 acres of grounds and onward towards the Fovant Cap Badges. Ready for a variety of small holding interests, the stunning plot is virtually entirely flat with mature established boundaries with Fovant Brook running down the North Eastern edge. Fovant Brook is a tributary of the River Nadder. It is located in the Nadder Valley within the Cranborne Chase National Landscape. The brook runs down from the chalk hills to the south of the valley helping to keep the former watercress beds well serviced.

Planning consent has been granted for a single storey extension to provide an annex (S/2011/0034) and also for an agricultural entrance (PL/2023/05890) Please take note of any expiration dates on the various planning permission.

## Location

Fovant is a pretty village in the sought-after Nadder Valley. The village has a pub, garage and doctors surgery, which are all within walking distance of the property. The neighbouring village of Dinton has a popular primary school. For more comprehensive amenities, nearby Tisbury has a range of facilities including shops, doctors surgery, library, school, churches, pubs, florist, cafés, wine merchant/bistro, Messums Art Gallery and an outdoor lido and leisure centre. Tisbury also benefits from a mainline train station to London Waterloo (journey time of approximately 2 hours).

The beautiful Cathedral city of Salisbury offers a wide selection of shops, restaurants, arts and recreational facilities. Trains from Salisbury to London Waterloo have a journey time of approximately 90 minutes.

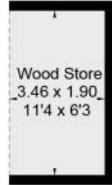
- Salisbury 10.2 Miles
- Tisbury Train Station 3.9 Miles
- A303 6.5 Miles
- Local Pub/Restaurant 0.5 Miles



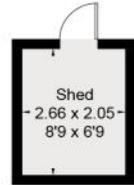




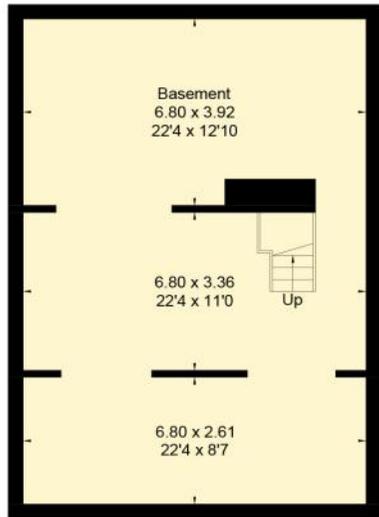
Approximate Floor Area = 232.6 sq m / 2504 sq ft  
 Outbuildings = 64.0 sq m / 689 sq ft  
 Total = 296.6 sq m / 3193 sq ft



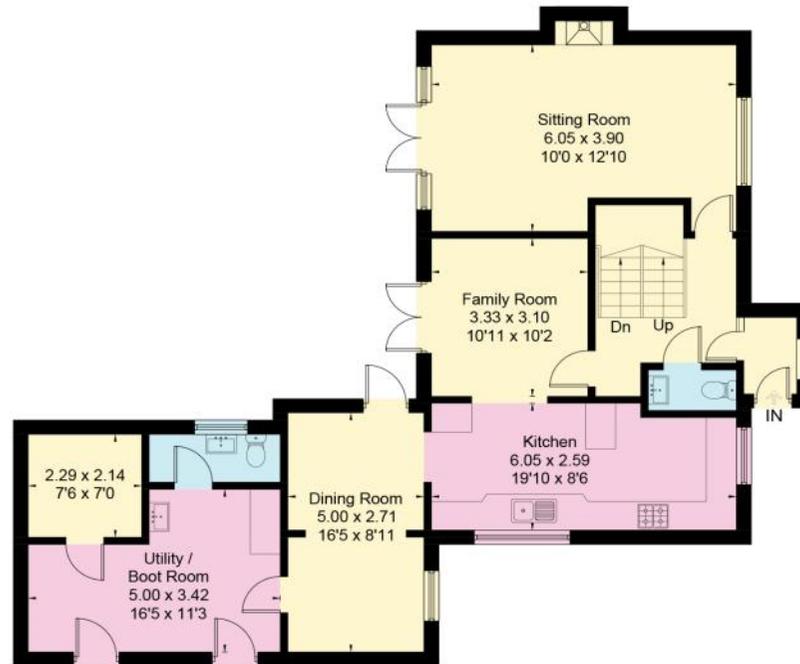
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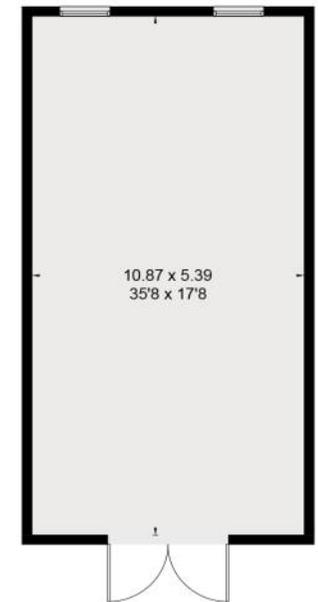
Basement



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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