



# RURAL SCENE

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



## MARTINS FARM SHEPHERDS ROAD, BARTLEY, HAMPSHIRE SO40 2LH

AN APPROX. 4.5 ACRE COUNTRY PROPERTY IN A VERY POPULAR RURAL AREA WITH EXCELLENT  
INCOME POTENTIAL AND ACCESS TO LOVELY OUTRIDING IN THE NEW FOREST

*Ref: JN/JLH/WH/754D*

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# MARTINS FARM

## *Approximate Distances:*

Lymington 12 miles  
Southampton 14 miles  
Salisbury 21 miles  
Lyndhurst 4 miles

## **The Residence**

A character Grade II Listed Period Farmhouse

- 3 Bedrooms
- Bathroom
- Landing
- Entrance Hall
- Cloakroom
- Utility Room
- Sitting Room
- Dining Room
- Kitchen
- Planning Permission for Sun Lounge

## **Outside**

- Cottage Style Lawned Gardens and Grounds
- 3 Loose Boxes
- Oak Frames Barn
- Double Garage (currently utilised as office/store)
- Arrival Yard
- Parking and Turning Facilities
- Access Driveway through Land
- 3 Paddock Areas
- Caravan Paddock – Currently Caravan Club Licence for 5 touring vans

**IN ALL EST. APPROX. 4.5 ACRES**  
**(About 1.8 Hectares)**  
**(TO BE CONFIRMED)**

## **THE RESIDENCE**

An attractive Grade II Listed Period farmhouse of much charm and character, situated well back from the country lane in a quiet rural location. The property has mains gas central heating as well as mains drainage and planning permission for extension to adjoin the kitchen, and the accommodation with approximate room sizes is as follows:

Off arrival yard stable door leading to

**ENTRANCE HALL** with original front door to garden, tiled flooring, radiator, window to front and side, part exposed feature brick walling and exposed beams

**CLOAKROOM** with window, tiled flooring, radiator, low level WC, wash hand basin

**UTILITY ROOM** 9'x 5'3 (about 2.7m x 1.6m) with wall mounted combi gas boiler, radiator, window, plumbing for washing machine, tiled flooring, wash hand basin

**SITTING ROOM** 14'10 x 11' widening to 14'7 (about 4.5m x 3.3m widening to 4.4m) dual aspect, inglenook type fire place with *Jotul* wood burning stove TV point, part exposed brick walling, door leading to

**DINING ROOM** 14'7 x 8'5 widening to 12' into doorway (about 4.4m x 2.5m widening to 3.6m) dual aspect, radiator, former inglenook (sealed), quarry tiled hearth, two wall light points, door to side lobby, open aspect into kitchen with step up through open doorway into

**KITCHEN** 14'2 x 7'7 (about 4.3m x 2.3m) dual aspect, fitted base units, worksurfaces, plumbing for dishwasher, space for fridge, twin bowl sink and drainer, exposed beams, cooker point, eye level oven and grill, four ring hob

Door from sitting room with winding stairs leading to half landing with Jack and Jill stairs to

## **First Floor - To the right**

**BEDROOM ONE** 15'8 x 10'10 (about 4.7m x 3.3m) with high ceiling, exposed beams, radiator, window overlooking front garden, deep railed cupboard, door to

**BATHROOM** 12'4 x 9'4 (about 3.7m x 2.8m) L shaped incorporating store cupboard, radiator, bath with shower over, wash hand basin and WC, window overlooking yard

**MAIN LANDING** with two store cupboards

**BEDROOM TWO** 10'x 8'9 (about 3m x 2.7m) with window overlooking yard, radiator and deep cupboard

**BEDROOM THREE** 15'3 x 7'7 (about 4.6m x 2.3m) with high ceiling, window with view over land, radiator and beams

## **OUTSIDE**

From the country lane there is a part gravelled track way leading to a five bar gate which in turn leads into a arrival yard to the side of the residence. There is also a wrought iron pedestrian gateway to a paved pathway giving access to front door.

Off the yard there are the following with approx. sizes:

## **THE OUTBUILDINGS**

**DOUBLE GARAGE** currently divided into 3 areas, comprising:

**Garage Area** 18' x 16'8 int. (about 5.5m x 5m) with access to loft above (doors currently sealed and space utilised as storeroom)

**Storeroom** c.13'3 x 9' (about c. 4m x 2.7m) utilised as home office, two windows, with panel heater and telephone point

**Cloakroom** with wash hand basin, WC, wall mounted heater and heated towel rail

STABLE BLOCK comprising 3 loose boxes of mainly brick and block construction, all with light

12' x 12' (about 3.6m x 3.6m) with power

12' x 12' (about 3.6m x 3.6m)

12' x 11' (about 3.6m x 3.3m) with power

LEAN TO FEED ROOM c. 6'6 x 6' (about 2m x 1.8m) with light and power

OAK TIMBER FRAME BARN c. 34' x 15'8 int. (about 10.4m x 4.7m) part lofted on concrete base with rear double doors and full height opening for double doors

ATTACHED STORE 11'8 x 7'8 (about 3.5m x 2.3m)

There is then a further 12' wide gated access leading into a driveway beyond the yard, where there is a gravel parking and turning area to the rear of the barn

### **GARDENS & GROUNDS**

There are attractive cottage style gardens and grounds mainly laid to lawn with flower and shrub beds, enclosed in part by hedging with a small pond and a former well. There is also a duck and chicken enclosure to the rear of the cottage. Currently adjoining the cottage is a lean to store 15'3 x 6' (about 4.6m x 1.8m) and this would be replaced with the sun room if the works within the planning permission were undertaken.

### **THE LAND**

The land lies to the rear of the residence and yard and is arranged in four main paddock areas with access driveway running down to the bottom giving access to the caravan paddock. The vendors currently use one of the paddocks for grazing a number of Kuni Kuni pigs, two other paddocks are used for grazing their horses, and the fourth paddock is utilised as the Caravan Site. The site is licensed we understand for 5 caravans or motor homes and has been in existence for over 25 years and currently has 6 electric hook up points with individual trips. There is also a drinking water tap at the entrance, a hard standing area and a further tap off the entrance driveway with waste disposal point. The licence is currently retained by the owner and we understand that if purchasers wished to continue this an application to the Caravan Club should be made and it would then be decided if a new licence would be granted, subject to their conditions.

**IN ALL EST. APPROX. 4.5 ACRES**

**(About 1.8 Hectares)**

**(TO BE CONFIRMED)**

### **SERVICES**

MAINS WATER, MAINS ELECTRICITY, MAINS DRAINAGE, MAINS GAS TELEPHONE & BROADBAND (connected and available subject to normal transfer regulations)

### **LOCAL AUTHORITY**

THE NEW FOREST DISTRICT COUNCIL

The property understood be Band F for Council Tax purposes

*N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited MARTINS FARM, 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 surveyors inspections and their solicitors enquiries to determine the overall condition, size and acreage of the property and also any Planning, Rights of Way and all other matters relating to it.*

### **GENERAL AND SITUATION**

An opportunity to acquire a pleasantly situated property with land in a popular and rural New Forest village with good income potential. We understand from the vendors that there has been a caravan site for 5 touring vans at the property for over 25 years, which the vendors have continued earning a very useful secondary income, and it is understood that the license could be transferred subject to Caravan Club approval. The vendors have also utilised the property for equestrian use, as well as keeping a number of small livestock including pigs, ducks and chickens. For those with equine interested we understand that within 5 minutes lane hacking of the property there is access to the open forest, offering lovely outriding.

We understand the property is situated within the boundaries of the small village of Bartley, and a bus route to Southampton. Bartley has a public house, shop, Post Office and village hall. There are further facilities within the area, Morrisons being about 3 miles distant. More extensive facilities are offered by Lyndhurst about 4 miles, Southampton about 14 miles and the cathedral city of Salisbury about 21 miles to the north.

Viewing of this lovely Period property is highly recommended.

### **DIRECTIONS**

From Salisbury take the A36 southwards and continue on until reaching the right hand turning onto the B3076 at Landford signposted for Bramshaw. Continue on through countryside and into the forest and at the first main roundabout go straight ahead following the signs for Cadnam, continue over the next roundabout. Continue over cross roads with Haywain Public House on right hand side, after approx. ¼ mile turn right into Bourne Road, continue along until you reach the Village Hall and turn right immediately into Shepherds Road, continue along this road where the property will be found on the left hand side set well back from the lane, with Caravan Club Site clearly marked.



*The Barn Interior*



*Side View*



*Front View*



*The Old Barn*



*Loose Boxes*



*View from Front Bedroom*



*Sitting Room*



*Dining Room*



*Bedroom*



*Drive to Paddocks*



*Caravan Paddock*

**VIEWING**

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

**PRICE GUIDE £779,500**

