

Myddelton&Major

Elistan, Lucewood Lane

FARLEY





An exciting opportunity to extend and improve a two/three bedroom bungalow, in an idyllic village location.

Tenure: Freehold

Size: 814ft²

EPC Rating: E (47)

Council Tax Band: D



Services - Mains electricity, water and drainage is available. Electric heating.

Salisbury 7.5 Miles • Grateley Station 11.1 Miles • Southampton 21 Miles • A303 14 Miles

Elistan, Lucewood Lane

Farley, Wiltshire, SP5 1AX

- Detached Bungalow
- 2/3 Bedrooms
- Kitchen
- Dining Room
- Bathroom
- Approximately 0.3 Acres
- Potential to Extend and Improve
- Well
- Garage and Workshop
- Off Road Parking

The Property

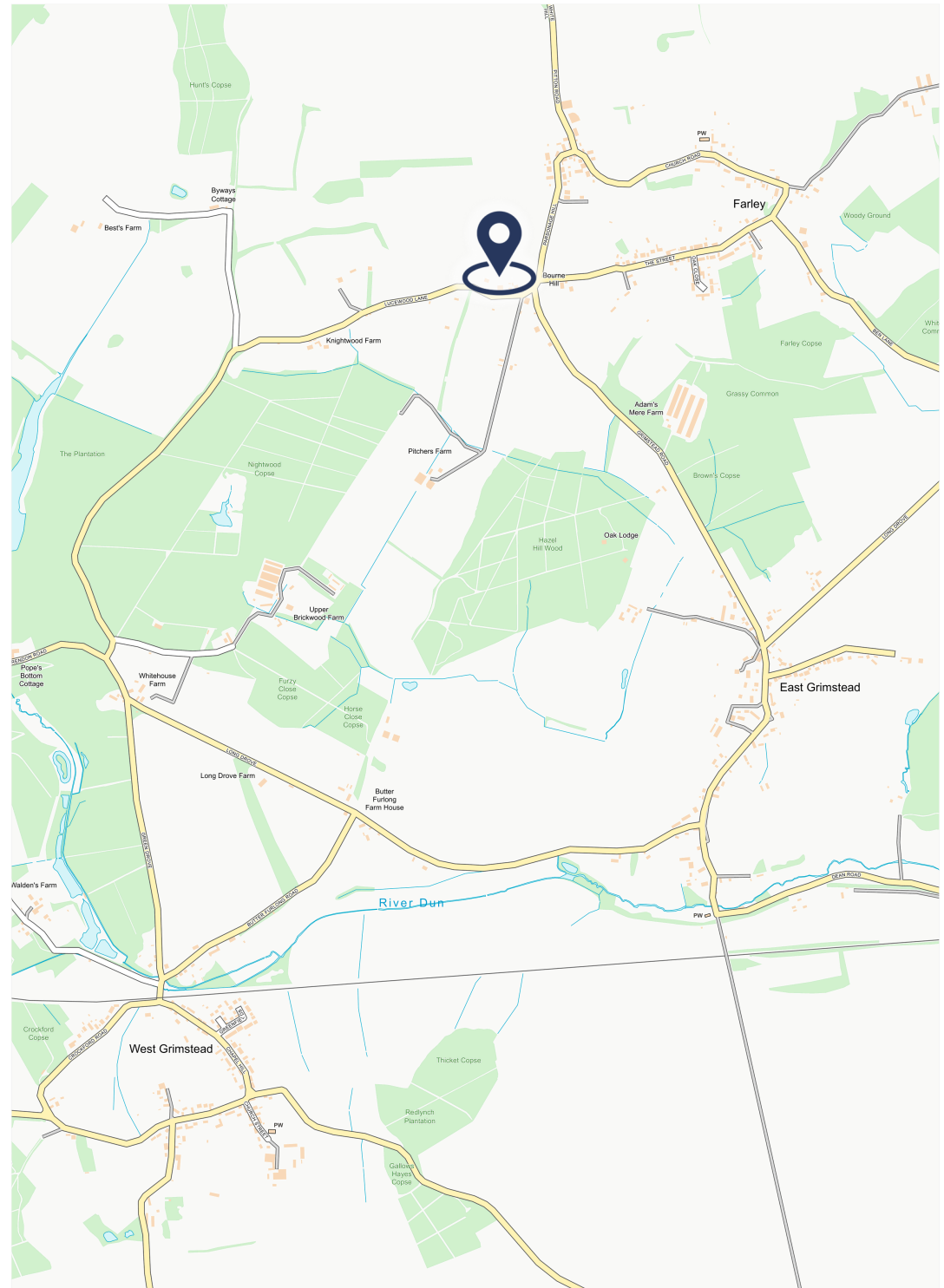
Built in 1938 and now offered to the open market for the first time, it is felt that Elistan provides an exciting opportunity for an incoming purchaser to create a spectacular property, with the potential to significantly extend and improve (subject to the necessary consents). Currently the property provides flexible accommodation with either two or three bedrooms, depending on requirements.

The property is well situated in the middle of the large plot, with open fields and farmland to the north and south. The gardens have been mainly laid to lawn with well designed and planted beds providing interest with a good mix of seasonal and perennial planting. There is a well, space for a greenhouse and fruit and vegetable plot as well as plenty of outdoor furniture. At the rear of the plot is a single garage with an attached workshop (with an electricity supply).

Outside

Lucewood Lane is located on the edge of Farley, a popular and desirable village located approximately 5 miles east of the cathedral city of Salisbury and has a well-regarded pub, large playing field, church and nursery school. The nearby villages of Pitton and the Winterslow's have a post office, doctor's surgery, village shops and further excellent pubs between them and there are a number of local walks and footpaths into the countryside. There is easy road access to Salisbury with its excellent range of amenities – shopping, cultural, educational and leisure as well as a mainline station with trains to London Waterloo. Farley is also well placed for access to the A303 and Grateley mainline station.

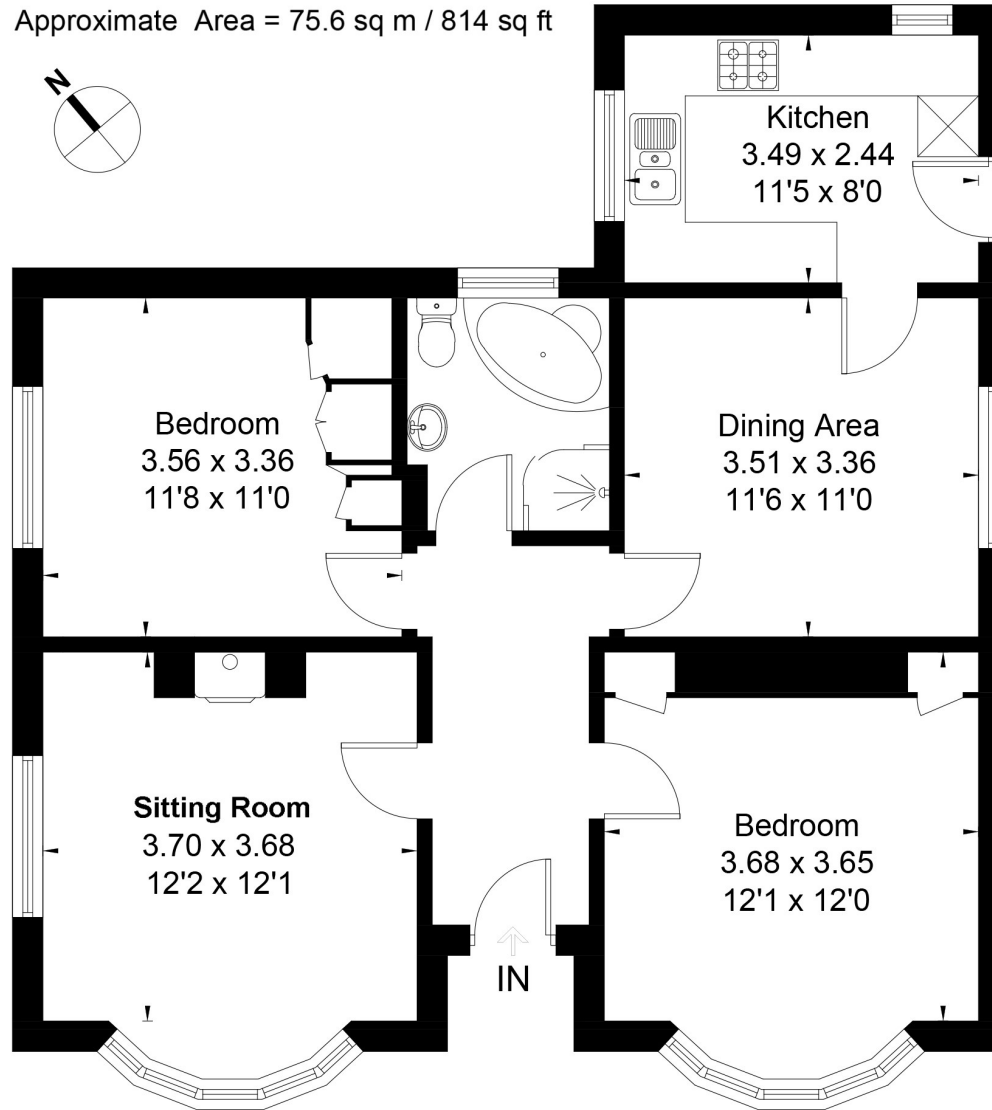
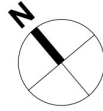




Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



Approximate Area = 75.6 sq m / 814 sq ft



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 317818

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