



ROCKBOURNE, SP6  
GUIDE PRICE – £700,000 FREEHOLD

Winkworth





## ROCKBOURNE, SP6

**An eighteenth century former farmhouse for improvement (subject to consents), Listed Grade II, with westerly garden and a garage, in a village setting.**

Minty's Farmhouse is an eighteenth-century former farmhouse Listed Grade II, with westerly garden and a garage, in a village setting. The property requires improvement and modernizing, subject to obtaining all necessary consents. Historic England dates the building as early 18th century, altered in the twentieth century, situated in the Rockbourne Conservation Area, and an Area of Outstanding Natural Beauty.

The accommodation across three floors is as per the indicative floor plans and 3D Matterport tour.

Gardens are to the side with a two-car garage and of a westerly orientation to the rear, with a large yew tree, a greenhouse, and a shed.

N.B. The property has been rented since the main photographs and tour were taken in March 2022.

This former farmhouse is utterly charming and offers an opportunity to modernize a period house, subject to obtaining the necessary required listed building consents.

Agents note: Private drainage. There is a footpath to the right (outside of the property) between the farmhouse and the yard N.B. photograph showing Wisteria in bloom in summer supplied by the vendor.

EPC - E

New Forest District Council Tax Band - G

Tenure: Freehold.





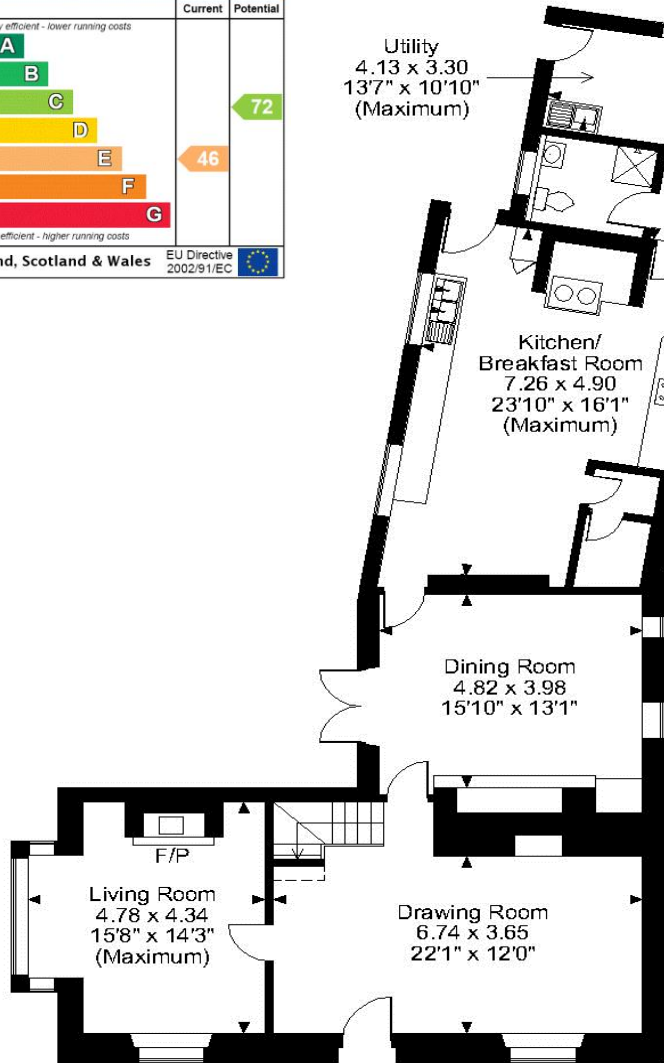
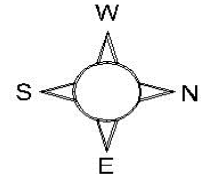




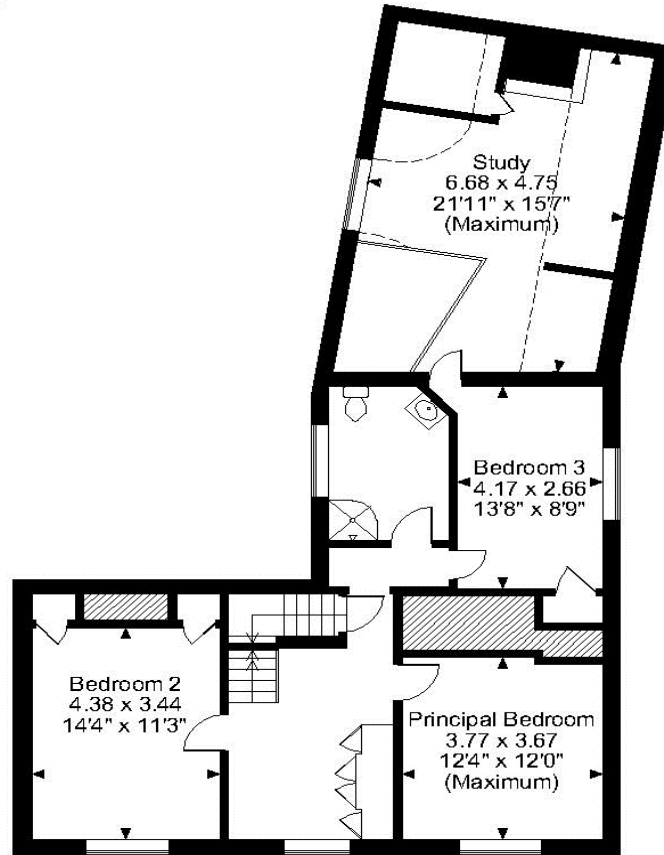
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# Minty's Farmhouse, Rockbourne, Fordingbridge, SP6 3NA

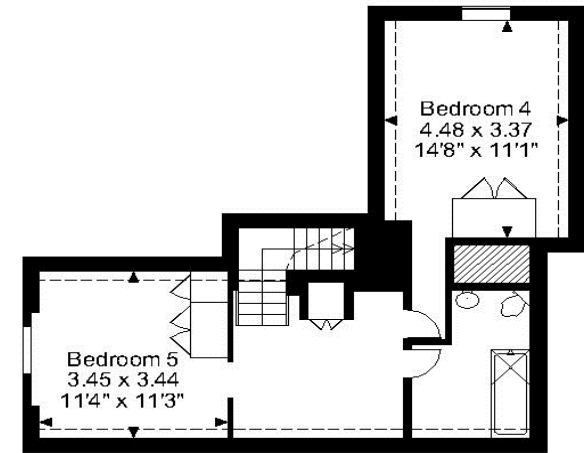
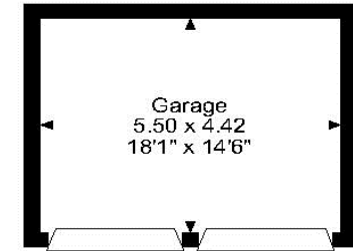
Approximate Gross Internal Area  
 Main House = 2702 SQFT/251 SQM  
 Garage = 262 SQFT/24 SQM



Ground Floor



First Floor



Second Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

▭▭▭▭ Denotes restricted head height

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