



HIGH BIRDS

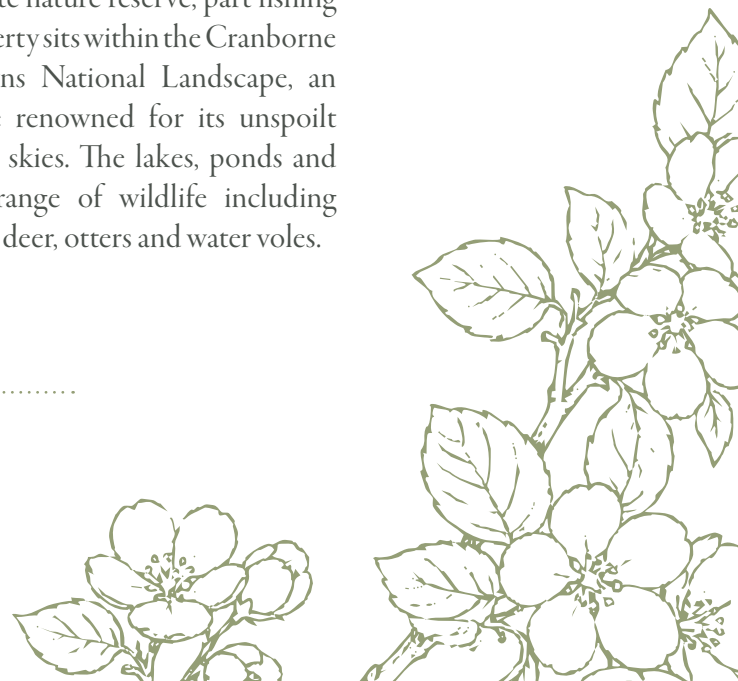
FOVANT



High Birds is the sort of property that rarely comes to market. Hidden within approximately eight acres of lakes, mature gardens and natural habitat, this is a remarkably private country home sitting quietly in the heart of Fovant village. From the house, the outlook stretches across water, reeds and trees alive with wildlife, creating a setting that feels far removed from everyday life despite being moments from the village shop, pub and local amenities.

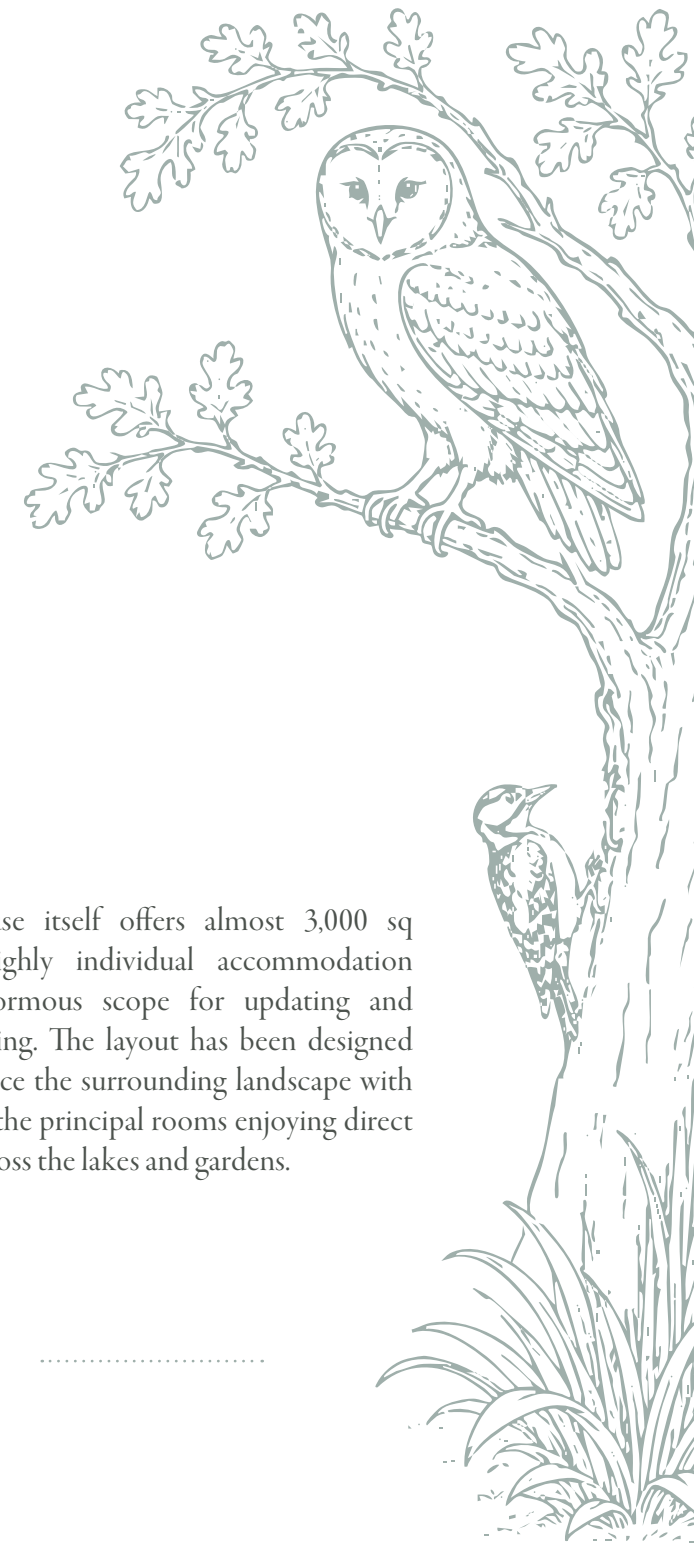
Originally created around former watercress beds and carefully shaped over more than 40 years, the grounds have evolved into something truly special - part private nature reserve, part fishing retreat, part family home. The property sits within the Cranborne Chase and West Wiltshire Downs National Landscape, an International Dark Skies Reserve renowned for its unspoilt countryside and spectacular night skies. The lakes, ponds and brook attract an extraordinary range of wildlife including kingfishers, herons, barn owls, roe deer, otters and water voles.

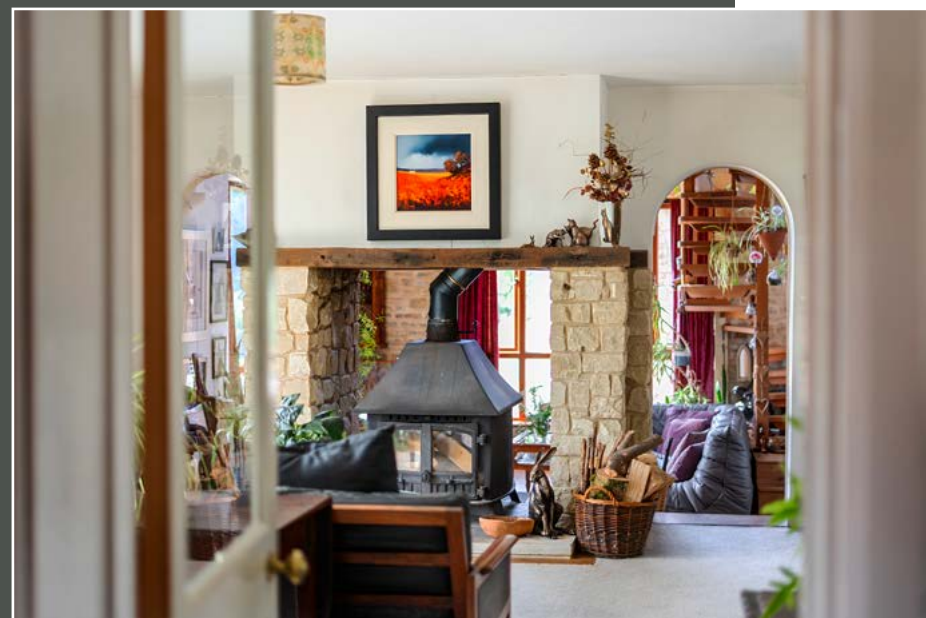
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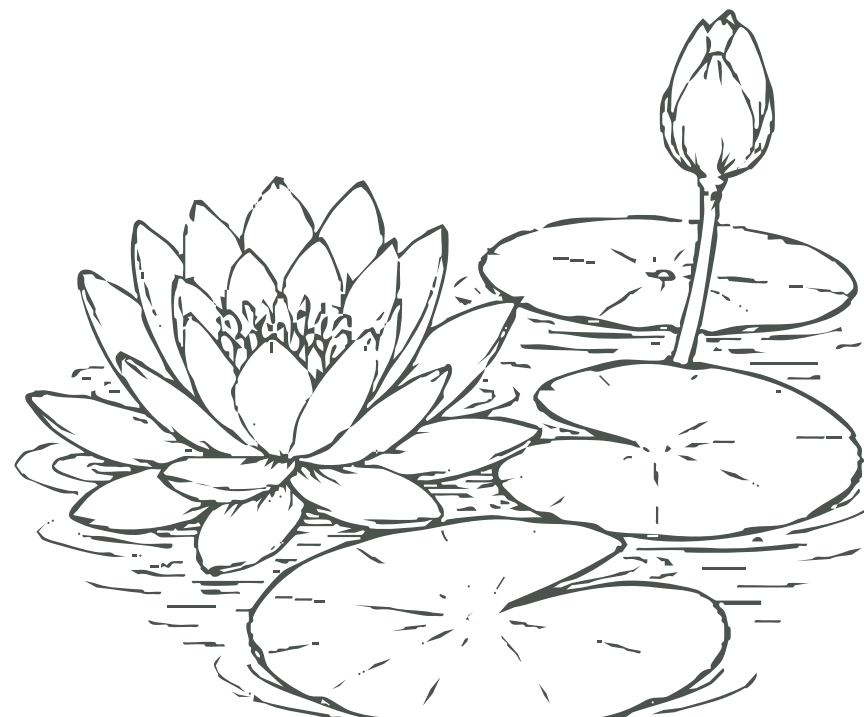
The house itself offers almost 3,000 sq ft of highly individual accommodation with enormous scope for updating and reimagining. The layout has been designed to embrace the surrounding landscape with many of the principal rooms enjoying direct views across the lakes and gardens.





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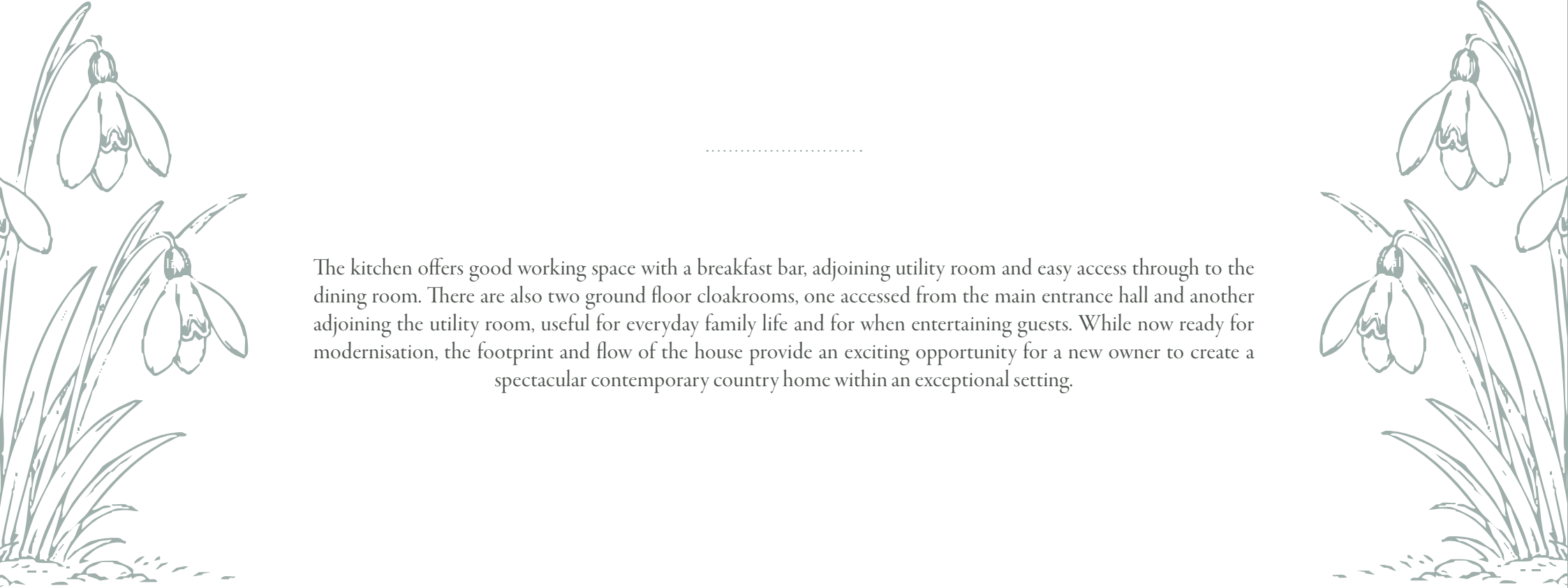
Towards one end of the house is an impressive double-height galleried living room extension where large windows frame the water beyond and fill the space with natural light. A double-sided log burner connects this room with the living room, creating a warm and sociable flow between the two spaces.





Rustic touches throughout give the house warmth and personality, while the adjoining conservatory - complete with an indoor koi pond - creates a series of connected areas ideal for relaxing or entertaining against the backdrop of the lakes and surrounding wildlife.





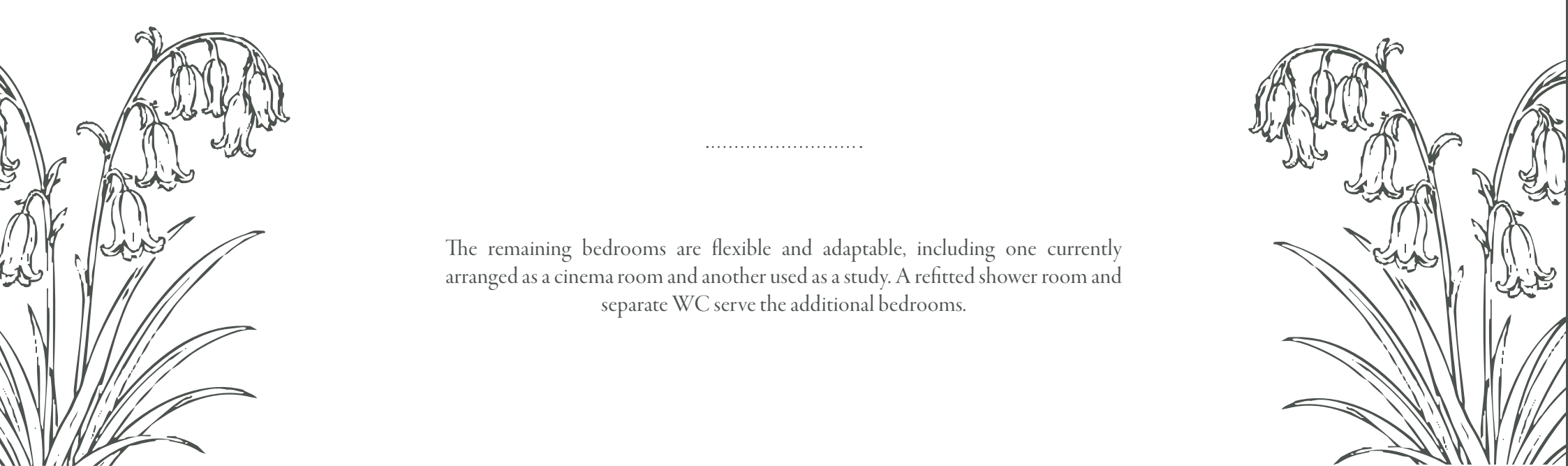
The kitchen offers good working space with a breakfast bar, adjoining utility room and easy access through to the dining room. There are also two ground floor cloakrooms, one accessed from the main entrance hall and another adjoining the utility room, useful for everyday family life and for when entertaining guests. While now ready for modernisation, the footprint and flow of the house provide an exciting opportunity for a new owner to create a spectacular contemporary country home within an exceptional setting.





Upstairs, the principal bedroom has wonderful views across the grounds and includes fitted wardrobes, a dressing room and en suite bathroom.





The remaining bedrooms are flexible and adaptable, including one currently arranged as a cinema room and another used as a study. A refitted shower room and separate WC serve the additional bedrooms.





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Beyond the main house, the property has an excellent range of ancillary accommodation and outbuildings. Above the garage there is a fully self-contained annexe currently used as staff accommodation, complete with its own living space, kitchen, bedroom and balcony overlooking the grounds. The annexe has electric heating, while the main house is heated via LPG central heating.

There is also a double garage, workshop, stores, utility space, log storage and carport. The property further benefits from 16 solar panels fitted to the main house.

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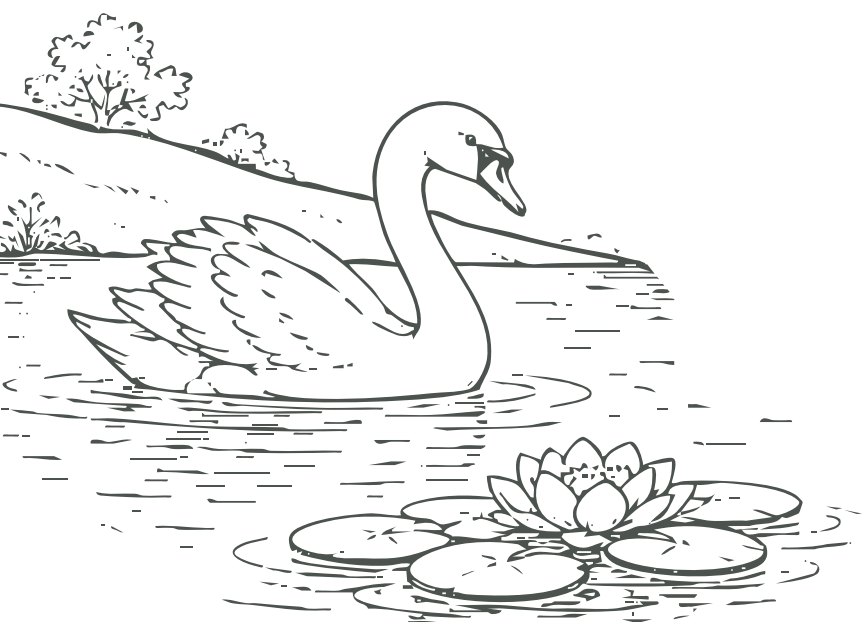


Outside is where High Birds becomes truly extraordinary. The main lake extends to approximately 3.5 acres with additional ponds covering around half an acre, and the Fovant Brook runs through the grounds for approximately 800 metres. The lake is of sufficient depth for boating and even includes its own small island, adding to the sense of escape and privacy. Previously used for trout fishing and now home to carp, pike, perch, roach and tench, the lakes form the heart of the landscape and create constantly changing views throughout the seasons. Gravelled seating areas, orchard spaces and winding lawns provide countless places to sit quietly and enjoy the peace and privacy.



Despite the feeling of complete seclusion, High Birds sits right in the centre of one of the Nadder Valley's most popular villages. Fovant offers a thriving community with a shop, post office, pub, doctor's surgery, church and village hall, while nearby Tisbury provides direct rail services to London Waterloo. Full fibre broadband is also available in the village via Wessex Internet.

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High Birds is not a polished modern house - it is something much rarer. A deeply private waterside setting with remarkable natural beauty, abundant wildlife and enormous potential to create an exceptional country retreat in one of Wiltshire's most desirable rural locations.





Butterflies

Comma, Brimstone, Peacock, Red Admiral, Meadow Brown, Speckled Wood, Tortoiseshell, Painted Lady, Orange Tip, Blue.



WILDLIFE AT HIGHBIRDS

Plants

Snowdrops, Bluebells,
Apple Trees, Water Lilies.

Birds

Kingfisher, Heron, Little Egret, Barn Owl, Tawny Owl, Water Rail, Moorhen, Mallard, Swan, Red Kite, Goshawk, Buzzard, Peregrine Falcon, Sandpiper, Black Swan, Muscovy Duck, Firecrest, Black Cap, Long Tailed Tit, Blue Tit, Bullfinch, Great Tit, Nuthatch, Wren, Sparrow Hawk, Lesser Woodpecker, Greater Woodpecker, Coot, Blackbird, Thrush, Robin, Canada Geese, Magpie, Pheasant, Warblers, Swallows, Swift.

Reptiles

Grass Snake, Smooth Snake.



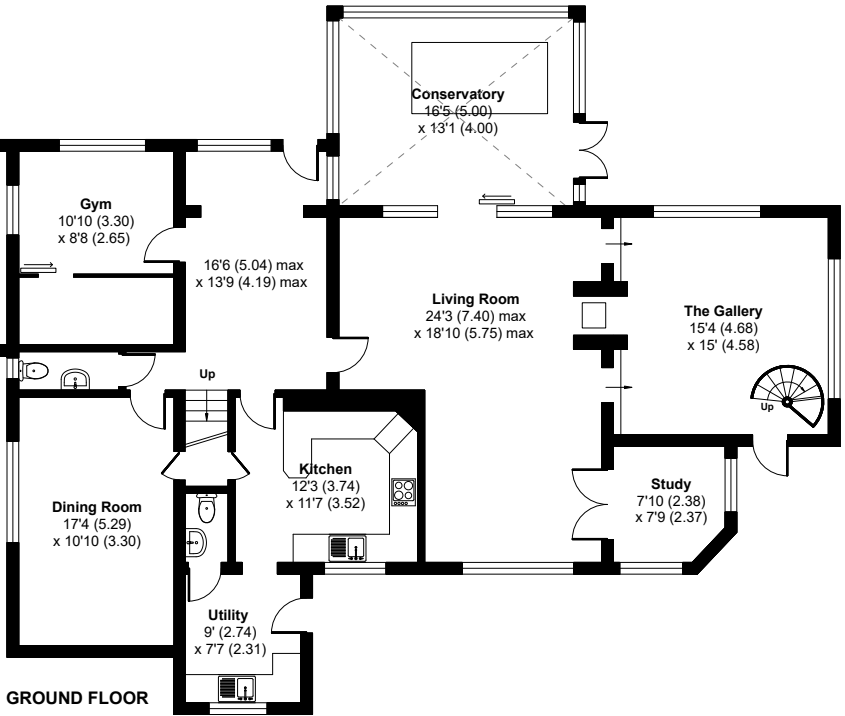
Mammals

Otter, Beaver, Water Vole, Common Lizard, Hedgehog, Roe Deer, Muntjac, Badger, Frogs, Toads, Stoats, Weasels.

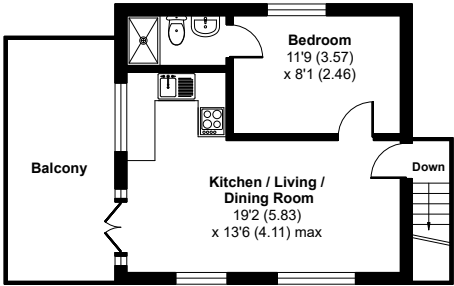




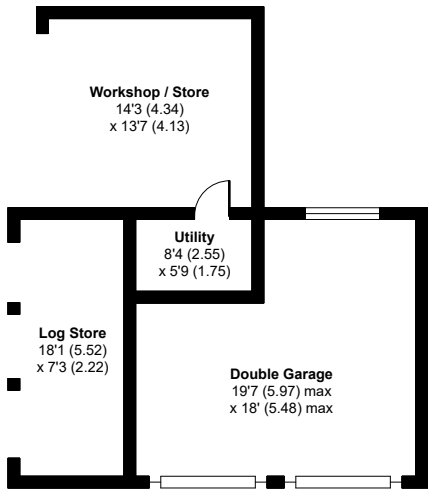
Carport
16'10 (5.14)
x 14'2 (4.32)



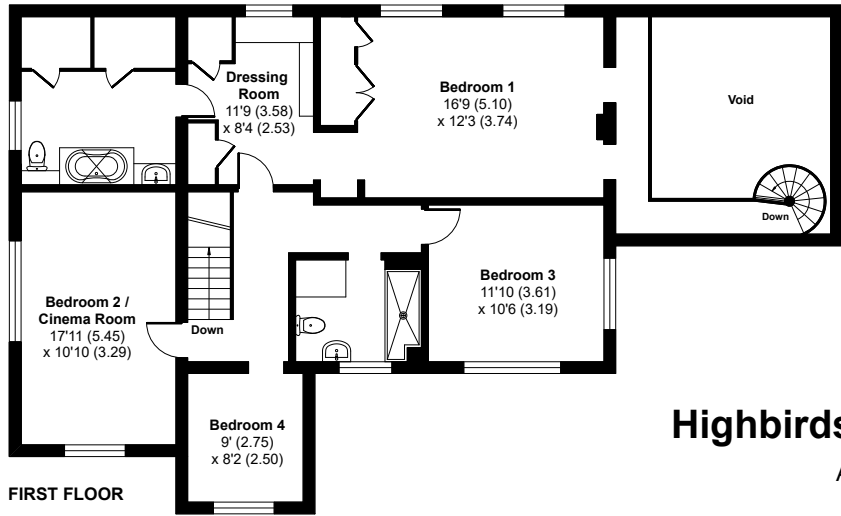
GROUND FLOOR



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR / OUTBUILDING 1 / 2



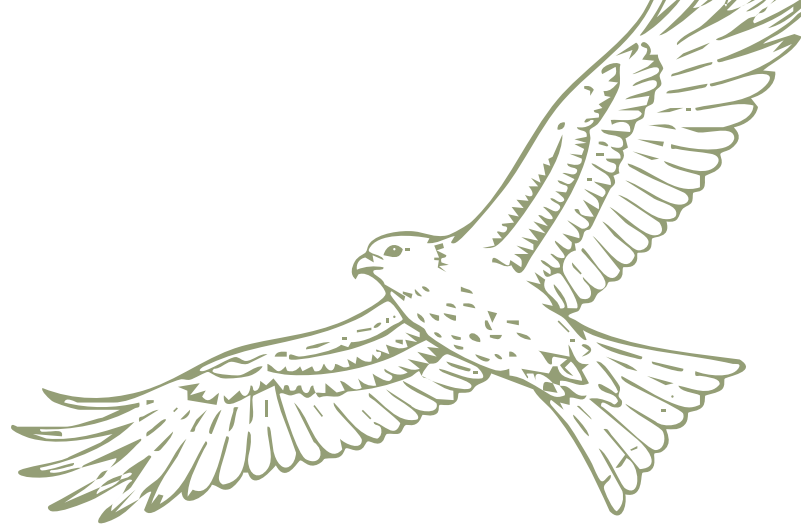
FIRST FLOOR

Highbirds, Mill Orchard, Fovant, Salisbury, SP3

Approximate Area = 2990 sq ft / 277.7 sq m(excludes void & carport)
Garage = 642 sq ft / 59.6 sq m
Outbuilding = 367 sq ft / 34 sq m
Total = 3999 sq ft / 371.3 sq m

For identification only - Not to scale

Address	High Birds, Mill Orchard, Fovant, Salisbury, SP3
EPC Rating	Source: Energy Rating Current: A Potential: A Source: Energy Rating Current: A Potential: A Main HouseAnnexe
Tenure	Freehold
Council Tax	Band G
Local Authority	Wiltshire Council
Property Size	371.3 sq.m or 3999 sq.ft
Parking	Plenty of driveway parking, double garage & carport
Water & Waste	Mains drainage and soakaways for surface water
Heating	Main house: LPG central heating plus 16 solar panels. Annexe: electric heating



KEY FEATURES

- Approximately 8 acres of lakes, gardens and natural habitat
- Exceptional private setting in the centre of Fovant village
- Main lake of approximately 3.5 acres with a small island
- Additional ponds and around 800 metres of the Fovant Brook
- Lake previously used for fishing & deep enough for boating
- Abundant wildlife including kingfishers, herons, owls and roe deer
- Almost 3,000 sq ft of highly individual accommodation
- Scope to modernise and create a remarkable country home
- Self-contained 1 bed annexe currently used as staff accommodation





HIGH BIRDS

FOVANT



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