



CHESTNUT YARD STUDIOS

STRANG MANOR FARM, SUTTON MANDEVILLE, SALISBURY, WILTSHIRE, SP3 5NL

THE FARM

Welcome to Strang Manor Farm, a family-run farm in rural Wiltshire. This beautiful site offers luxury holiday homes and office spaces within converted barns, all of which have been exquisitely restored to the highest possible standard. The portfolio includes Sheepwell, a five bedroom luxury barn with a mezzanine floor; The Calf Shed, a fully accessible modern studio with stunning views and Chestnut Tree Yard, a collection of agricultural barns, which are in the process of being restored into beautiful studios and flexible workspaces available to rent and hire.



'Couldn't imagine a more lovely place. So beautifully renovated. The views inside and out were perfect. The place is incredible. Ample parking. Everything was perfect. Communication was also great. Lots of suggestions for stuff to do nearby. Would love to stay again!'

Matt 29 Aug - 1 Sep 2019

THE YARD

Chestnut Yard Studios lies at the heart of Manor Farm, and includes a collection of unique spaces including grade II listed barns, a modern industrial unit, and converted shire stalls with original features.

- Free Parking
- Powered by renewable energy
- Cycling and shower facilities
- Postage collection and delivery point
- Security alarms
- Ultrafast Fibre Broadband from Wessex
- Recycling collection
- Local produce delivery service



THE CONCEPT

A collection of warehouses, offices, studios and hot-desks where innovative businesses can work, create and converse. The spacious, traditional buildings with plenty of light have been designed with all the necessary modern facilities to promote a professional and inspiring workspace. We strive to create an environment where like-minded self-starters, freelancers and remote workers can build their businesses within a supportive community.



'This is a spectacular place to stay! We used it for a company team gathering and photoshoot and it was just perfect. So beautiful inside and out - the views and peace and quiet are fab. So comfortable for those of us that stayed overnight... we just didn't want to leave.'

Kate 12 June - 14 Jun 2019



AVAILABLE SPACES

The Stables - a flexible and unique space with underfloor heating, kitchen and bathroom, the Shire Stalls are part of the farm's earliest barn. Full of character and charm, the space features a beautifully restored cobblestone floor. **Gross Internal Floor: 50m² + 24m²**

The Old Shire Stalls - currently under construction, the Old Shire Stalls date back to 1580. This large and flexible space will be filled with natural light, boasting high ceilings and stunning Douglas Fir beams. Ideal for a meeting room, studio or office. **Gross Internal Floor: 90m²**

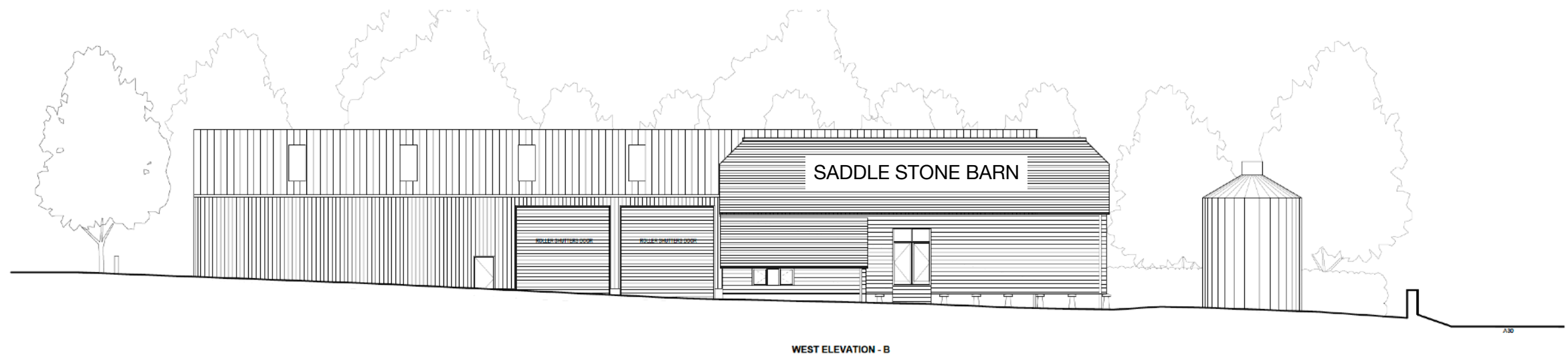
The Cart Shed - currently under construction, the North Card Shed was built in 1710 for the purpose of storing the Squires carts. Full of character, the Shed will offer a kitchen, bathroom and underfloor heating, ideal for a studio or unique workspace. **Gross Internal Floor: 90m²**

The Granary - built from reclaimed 16th century wood in the 1800s, the Granary is a small yet peaceful space boasting a south facing location with views over the Wiltshire downs. **Gross Internal Floor: 20m²**

Saddle Stone Barn - the former granary was built in 1760 and features an impressive oak roof, alongside beautifully restored floor and wall panels reclaimed pine. Flooded with natural light thanks to the south facing large window, the barn also offers a kitchen and large bathroom. **Gross Internal Floor: 122m²**

The New Barn - the largest site within the Yard, this new industrial unit boasts immediate access to the A30 and a large storage capacity. Ideal for a warehouse or workroom, it also has the option to be split into 2 smaller units and fitted with mezzanine floor if required. **Gross Internal Floor: 759m²**





FEATURES



WIFI



NATURAL LIGHT



KITCHEN



SHOWERS



PARKING



UNDERFLOOR
HEATING



WHEELCHAIR
ACCESS

**Technical document available*

DESIGN

Like Gillie and Richard's previous projects, the interior will be cool and calming, letting the unique features of the barns speak for themselves. The combination of natural materials such as wood, stone, iron and jute will create a rustic interior which reflects the history and location of the yard, while the large glass windows will flood each space with natural light. The result will be workspaces connected with the natural environment which is known to have many benefits such as improved productivity, creativity and reduced stress levels and fatigue.



'Gillian was simply outstanding - engaging, warm and so welcoming! The Calf Shed is beyond words....beautifully restored, interior is gorgeous, first class touches without feeling overwhelmed (photos do not do it justice - trust me)! Stunning scenery and remarkable history..'

James 21 Feb - 22 Feb 2019

LOCAL AREA

Overlooking the West Wiltshire Downs Area of Outstanding Natural Beauty, the studios are surrounded by rural countryside with numerous official footpaths, perfect for lunchtime walks to clear the mind, walking brainstorm meetings or letting any furry friends out for a run around.

Located off the A30 and on the Wiltshire/Dorset border Chestnut Yard Studios benefits from easy access to local cultural, creative and business hubs such as Tisbury, Salisbury and Bruton as well as quick city links to the likes of Bath, Bristol and London via the A36 and M3.

Within a 10 minute drive is the village of Tisbury where there are regular direct trains to London (1h 47m), boutique shops, cafes, pubs, leisure centre, pilates studio and post office as well as famous attractions such as Messums Wiltshire Gallery and Restaurant and heritage sites such as Old Wardour Castle. Salisbury voted 'UK's Best Place to Live 2019' is a 20 minutes drive away is home to a variety of independent businesses, a wealth of history, thriving marketplace and lively social scene.



'The barn is an incredible place to spend a few days. It is done up beautifully and is set in a secluded location with spectacular views. There are some beautiful walks nearby and some lovely country pubs. The kitchen has everything you could possibly need for cooking. Gillian was very easy to communicate with in the run up to and during our stay. Our only regret was not staying there longer!'

Emily 25 May - 27 May 2019

THE STORY

When Gillie and Richard moved to the farm nearly 30 years ago, they both could see its amazing potential. Richard, a blacksmith and carpenter by trade and Gillie, who grew up on a dairy farm in Hampshire, were the perfect pair to take on the project. Before turning their attention to Chestnut Yard, over the years they have renovated the house, six farm cottages and converted three agricultural barns into accommodation. With this experience Gillie and Richard have led a very small team of dedicated, local tradesmen and artisans throughout the project.

In the 16th Century the yard would have been the epicentre of all of Sutton Mandeville's agricultural work. Richard and Gillie carefully considering each Grade II listed barn's history and usage at every design decision. Every piece of wood has been hand-carved by Richard on site out of sustainably sourced British wood and all the stone has been reused and excavated from the farm.

Not only has the whole yard been restored to a high standard, it will also be powered by a self-feeding biomass boiler and solar panels. They hope the yard, which will be completed by the end of 2020, will soon be filled with local companies with a similar ethos to theirs.



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