

# Live in luxury



## Renovated barns set in water meadows – a new take on retirement living offers residents a uniquely characterful way to enjoy later life

Contemporary features sit alongside traditional architecture at a luxury development on the edge of Salisbury, offering a new way of living to the over 55s with comfort and quality at its core. Petersfinger Farm is a development of four immaculately renovated 18th and 19th century barns, arranged around a landscaped courtyard, sitting peacefully in bucolic surroundings of water and wildflower meadows and orchards leading down to the River Avon – the perfect back garden.

The traditional construction of the barns has been re-imagined and lovingly restored by craftsmen to bring them up to current building standards while retaining and enhancing the patina and beauty of the original buildings. Exposed trusses, high ceilings and the extensive use of traditional building materials have given the barns extraordinary and individual character.

While this high-end development set in 37 acres of landscaped grounds and meadows is the latest retirement estate in Cognatum's portfolio, it is only on close inspection that the clever future-proofed aspects of the properties become evident. The philosophy is to provide the young retired with a lasting, uncompromised home that offers the ability to adapt to changing needs.

Traditional design is partnered with modern construction. Airy cathedral ceilings with exposed beams and generous French doors are combined with underfloor heating,



wide doorways, step-free single storey living, walk in step-free showers, rounded corners to bathroom and kitchen units, movement triggered floor lighting and ceramic slipresistant floor tiles to bath/shower rooms.

A charger-ready parking space is adjacent to each property, and there are integrated facilities to add personal alarms if required. BT Fibre cables direct to each property give unrivalled broadband speeds.

The terraces and large oak-framed and glazed south facing loggias provide for yearround outside living, particularly attractive in socially-distanced times, while the River Avon with 300m of private river frontage and a summerhouse is a level 600m walk. Access to Salisbury city centre is by level cycle and footpaths, or there's a park and ride bus service a 300m walk away.

At all levels, this community delivers excellent security and worry-free independent living, with exclusive access to the Wiltshire wildlife haven which is home to orchids in spring, wild flowers in summer, an array of wildlife including, deer, kingfishers, swans and birds of prey, and with views of nearby St Peter's church and the elegant spire of Salisbury Cathedral.

Phase one of Petersfinger Farm comprises four barn conversions, each with three bedrooms and three bathrooms, large open plan living areas with separate utility rooms, private parking, fully fitted designer kitchen, and a beautiful loggia. Individual period features have been retained to hint at the pastoral history of the site, including a wonderful one-of-a-kind weathervane, depicting the farm's horses and dray that was still seen trundling the city centre until the middle of the last century.





The proposed Phase 2 of the development will include a thatched clubhouse with large cathedral ceiling room opening to a loggia looking across the meadow to St Peter's Church. There will also be a guest suite and manager's facilities. In the meantime, the estate will be managed by an off-site Cognatum estate manager, visiting regularly.

Cognatum, an independent not for profit company, has 60 retirement estates across central and southern England. All are in prime locations within vibrant market towns or villages, within walking distance of shops and restaurants. Each estate benefits from thoughtful architecture, landscaped grounds, and a dedicated estate manager.

The Petersfinger Farm development team is led by Phillip Proctor, an architect with decades of experience in the conversion of older buildings who believes in building beauty into the environment.

The show house is open for viewings by appointment.

Prices for the barns start at £699,950.