

# Salisbury retirement estate receives award from Salisbury Civic Society



Petersfinger Farm, a development of four 18th and 19th Century barns set in water meadows, has received the award from the Salisbury Civic Society for the conversion of farm buildings to residential.

The judges considered that an exemplary approach to conversion had been taken, and that the relationship to the wider riverine landscape had been carefully considered. They believed that the sum total of what had been achieved was sufficient to make an award an easy decision.

The 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 four immaculately converted barns are arranged around a landscaped courtyard. The development is set peacefully amongst 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 whilst 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's 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, gently rounded corners to bathroom and kitchen units, movement triggered floor lighting and ceramic slip-resistant 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 year-round outside living, 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 & Ride bus service a 300m walk away.

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.

Prices for the barns start at £699,950.

<http://www.salisburycivicsociety.org.uk/awards/petersfinger-farm-conversion-of-farm-buildings-to-residential/>

(Architects: Proctor Watts Cole Rutter, Shaftesbury)

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*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.*

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