

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## The Cross Keys

Salisbury, SP3 5JH

Guide price £225,000



An attached character property requiring full modernisation with huge potential to improve and personalise (subject to consent).

Formerly a public house, The Cross Keys is a Grade II Listed stone cottage full of character features, the property is now in a poor state of repair which will undoubtedly prohibit mortgage lending. The floorspace the property offers could potentially yield 2-3 bedrooms (subject to permission), currently The Cross Keys is predominantly open plan over two floors which is very much a blank canvas. The property does benefit from a modern oil fired central heating system. Outside The Cross Keys has an attractive rear garden with a Southerly aspect, vehicular access leads to an extensive parking/hardstanding area which also holds huge scope (subject to planning). Located in the village of Fovant the property is a short walk from the village shop/post office, public house and doctors surgery. The village is famous for its regimental badges cut into the chalk hills overlooking the village. Wilton, Tisbury and Salisbury are all within easy reach.





## Directions

From Wilton proceed on the A30 through Barford St Martin and Compton Chamberlayne. On reaching the village The Cross Keys can be found on your left hand side before the turning into the High Street.

## Entrance Lobby

Glazed doors to:

## Living Room 24'9" max by 16'4" (7.56m max by 5.0m )

Doors to front and window to rear, three radiators, log burner and tiled floor. Exposed stone walls and ceiling beams. Lobby to rear, semi plan to:

## Potential Kitchen/Dining Area 13'7" x 5'2" ext to 6'6" (4.15m x 1.6m ext to 2m )

Secondary glazed window, radiator. Exposed ceiling beams.

## Cloakroom 11'9" x 9'10" I-shape) (3.6m x 3m I-shape) )

Low level WC, two sinks. Partially tiled walls and floor, heated towel rail.

## Crude opening to:

## Room 9'2" x 8'0" ext to 10'9" (2.8m x 2.45m ext to 3.3m )

Opening to outbuildings, double radiator.

## Outbuildings

1 – (2.9m x 2.16m) Door to living room.

2 – (4.3m x 3.3m) Door to rear. Power and light.

## First Floor

Currently accessed from an external metal staircase this accommodation cannot currently be accessed internally.

## Glazed Doors to:

## Entrance Lobby

Tiled floor and glazed doors to:

## Open Plan Living Space/Kitchen 39'4" x 16'4" (12m x 5m )

Windows to front aspect, two double radiators, twin wardrobe cupboards, exposed wall and ceiling beams.

Kitchen Area with a wide range of fitted units with worksurface. Inset stainless steel sink unit, hob, oven and extractor. Range of utility spaces.

## Bathroom 8'8" x 5'8" (2.65m x 1.75m )

White suite comprising WC, pedestal basin and panelled bath with shower over. Tiled splashbacks, heated towel rail, wall lights and built in cupboards.

## Outside

The property has vehicular access from the A30 with an extensive hardstanding area to the Eastern side.

To the front of the building is a slender planted area with pedestrian access. At the rear of The Cross Keys is a lovely sunny garden which has some paved and planted areas. Modern oil tank, external boiler and outside tap. Metal staircase to first floor.

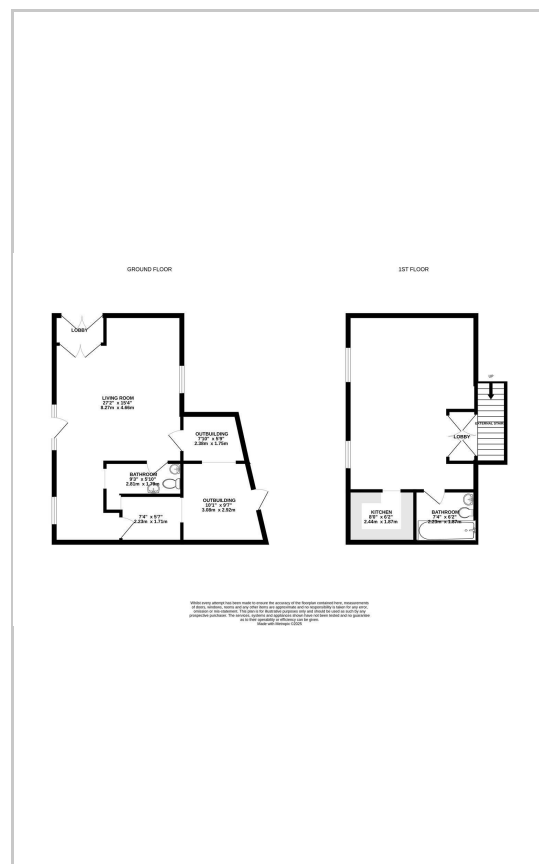
## Agent's Note

Buyers are advised planning consent has recently been granted for a structure in the parking area providing covered parking with ancillary accommodation over. Plans can be viewed on [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk) using the planning reference PL/2024/08636

## Area Map



## Floor Plans



## Energy Efficiency Graph

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