



Church Street, Tisbury

£230,000



## The Crown, Church Street, Tisbury, Wiltshire SP3 6NH

- Stunning Stone Built Property in Desirable Location
- Close to Amenities and Mainline Train Station
- Open Plan Kitchen/Dining/Living Area
- Utility/Downstairs WC
- Large Double Bedroom with Bathroom
- Private Courtyard Garden
- Off Road Parking
- No Onward Chain
- EPC: Exempt.

### DESCRIPTION

This immaculately presented stone built, two storey property is located in the heart of the sought after village of Tisbury, close to the local village amenities and mainline train station. The property is part of an attractive Grade II listed building, previous The Crown Inn and is perfect for those looking for a low maintenance and convenience.

The accommodation includes a spacious open plan kitchen/dining/sitting area, a separate utility/downstairs WC, a large double bedroom and bathroom.

The property benefits from its own courtyard garden, a further communal garden and allocated parking.

### LOCATION

Tisbury, is the largest village in Wiltshire's Nadder Valley and is located to the west of the Cathedral City of Salisbury. The village benefits from a railway station which is on the main line between Exeter and London Waterloo. Tisbury has an excellent range of amenities, including a butcher, a coffee shop, a delicatessen and a florist. There is also a post office, a gallery and art centre, a doctors' surgery, a dentist, a leisure centre and a recreation ground. There are several local community groups.

In addition, the village has an excellent school in St John's Primary and many very well thought of independent and grammar schools within the local area.

Since 2014 Tisbury has been voted within the Top 5 villages outside London according to the Sunday Times.

A303 (London/Exeter) 6m, Shaftesbury 10m, Salisbury 14m. Trains: Tisbury (London Waterloo 110m), Salisbury (London Waterloo 85 mins).



### SERVICES

The property is connected mains water, drainage and electricity. The heating is electric via the mains.

### TENURE

Leasehold.

The property has an original lease of 125 years which commenced in 2020. There is a Ground Rent and a Service Charge payable, please call for further details.







## OUTSIDE

The property is accessed off of Church Street, where you enter the parking area in which spaces are allocated, and there is easy access to the front entrance.

To the side there is a small private courtyard, accessed via the double doors in the kitchen/dining/sitting area. Mainly paved, along with a colourful planted boarder, enclosed by stone walling.

To the rear there is a further communal garden which is shared amongst the residence.

## LOCAL AUTHORITY

Wiltshire Council Tax, Band C.

## STAMP DUTY

To calculate the stamp duty payable on this property visit [www.hmrc.gov.uk/tools/sdl/land-and-property.htm](http://www.hmrc.gov.uk/tools/sdl/land-and-property.htm)

## VIEWINGS

Strictly by appointment, only with Boatwrights, Tisbury.

Please do get in touch to ask us about our 'Safe Viewings Guidelines'

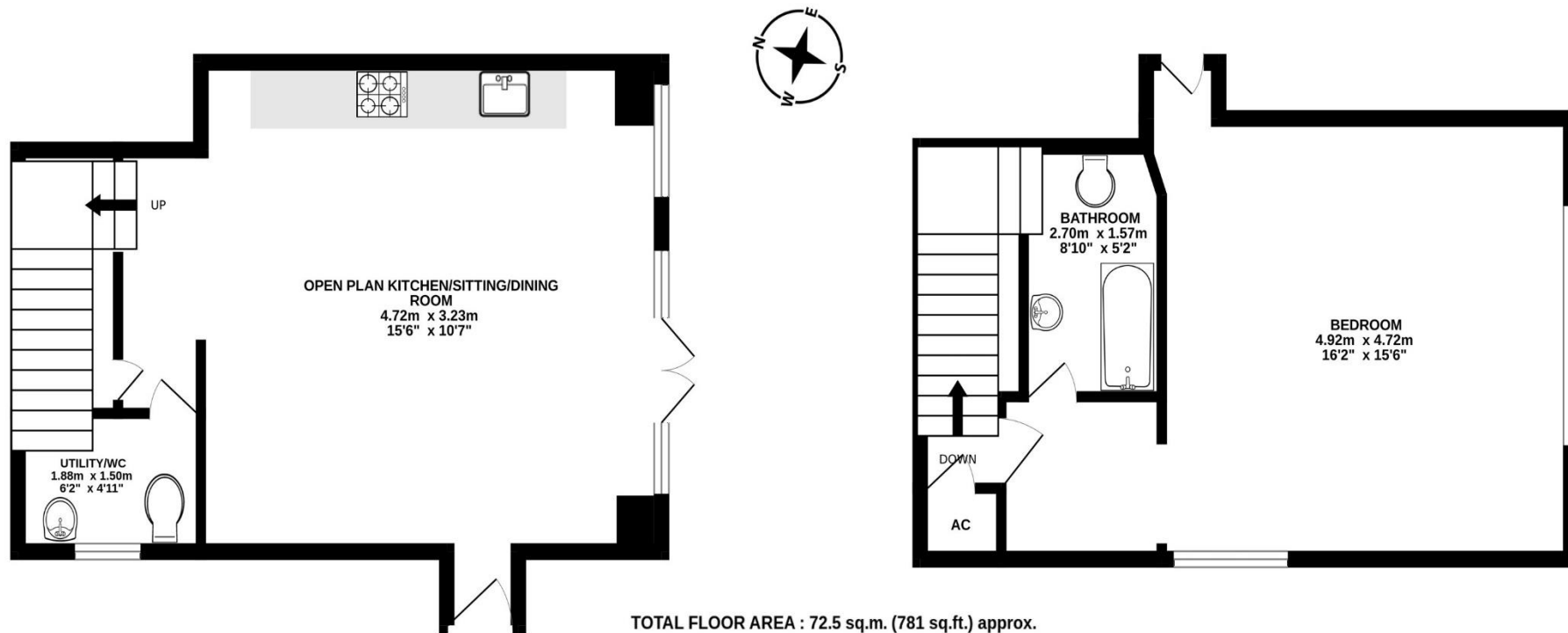
01747 859 359 [www.boatwrights.co.uk](http://www.boatwrights.co.uk).





**GROUND FLOOR**  
37.2 sq.m. (401 sq.ft.) approx.

**1ST FLOOR**  
35.3 sq.m. (380 sq.ft.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

**Important Notice**

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.  
05 September 2023

Boatwrights Estate Agents Ltd Registered in England No. 09514957  
High Street, Tisbury, Wiltshire SP3 6LD Tel 01747 859359 Email sales@boatwrights.co.uk  
1 Bell Street, Shaftesbury, Dorset SP7 8AR Tel 01747 213106 Email sales@boatwrights.co.uk