



Newtown, Tisbury

£525,000

## Quarry Cottage, Castle Street, Tisbury, Wiltshire SP3 6SN

- **Countryside Cottage Located Within Nadder Valley Hamlet**
- **Over 1300 Sq. Ft. Of Extended Accommodation Arranged Over Two Floors**
- **Characterful Features Throughout** • **Fantastic Triple Aspect Kitchen / Breakfast Room**
- **Two Good Sized Double Bedrooms, Plus One Generous Single Room / Office**
- **Charming Cottage Style Gardens to the South East & North West** • **Off Road Parking**
- **Garage** • **EPC: Awaited.**

### LOCATION

Newtown is a small, peaceful hamlet approximately 2 miles west of Tisbury, known for its beautiful countryside, and abundance of walks via the Wessex Ridgeway, where stunning views across the valleys can be enjoyed throughout the changing seasons. Tisbury's picturesque, welcoming and thriving High Street is awash with high quality independent shops and services that include a butcher, solicitors, a highly regarded deli, hair salons, a hardware shop, florist, post office, as well as excellent cafés, a wine shop, community leisure centre, a pharmacist, dentist and doctors' surgeries to name but a few, Tisbury really does have it all. An excellent primary school is present within the village as well as several very well supported community groups.

The village also offers a mainline railway station that provides services both east and west to Exeter St. Davids and central London respectively with Waterloo being only 1 hour 50 mins away approximately as a direct route. With golf at nearby Rushmore, racing at Salisbury and Wincanton and Messums Art Gallery occupying the Tithe Barn within Tisbury, Newtown really does have the perfect mix of rural living, yet the convenience of so many local amenities. It's no wonder that The Sunday Times has voted Tisbury in its Top 5 places to live in the UK since 2014.

### DESCRIPTION

Welcome to Quarry Cottage, located (close to the Wessex Ridgeway) in the idyllic hamlet of Newtown within Wiltshire's Nadder Valley.

A traditional cottage full of character, offering an abundance of glorious walks on your doorstep. It comprises an entrance hall, sitting room, dining room, triple aspect kitchen/breakfast room, downstairs WC, two double bedrooms both with built in storage, the main with triple aspect making the most of the views, a further, larger than average single bedroom / office and a family bathroom.



### STAMP DUTY

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

### TENURE

Freehold.





## OUTSIDE

To the south east of the cottage, is a private and tranquil garden. Mainly laid to lawn and enclosed to all sides. To the north west is a smaller garden with gravel path. Both gardens were designed to attract birds, butterflies and bees. These cottage style gardens are the perfect outside space that can be enjoyed all year round.

With its mature, colourful and vibrant shrubbery coupled with feature planting and the most glorious bluebells, the garden really does compliment the overall living experience perfectly. In addition are two timber sheds and a single garage which benefits from power and lighting. Water is also connected.

## SERVICES

The property is connected to mains electricity and water. Drainage is in the form of septic tank. An EV charger has been fitted.

There is oil fired central heating as well as a fireplace with wood burning stove in the sitting room. A new boiler was installed in 2022.

## LOCAL AUTHORITY

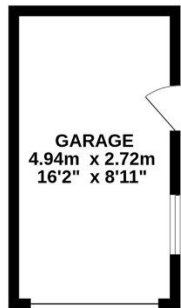
Wiltshire Council, Band E.

## VIEWINGS

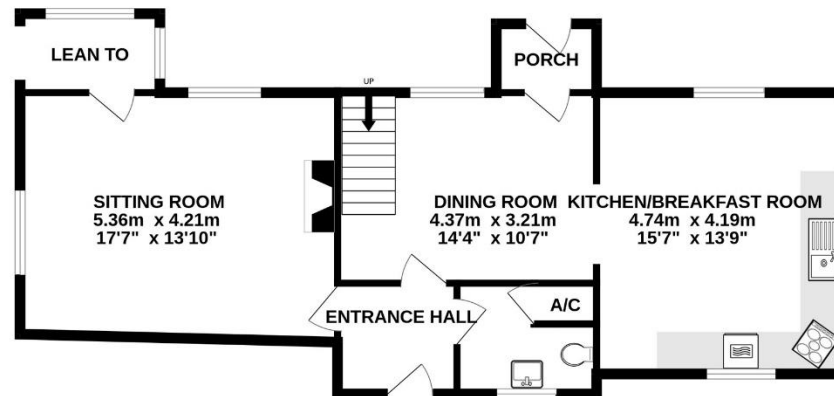
Strictly by appointment, only with Boatwrights. 01747 859 359.

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

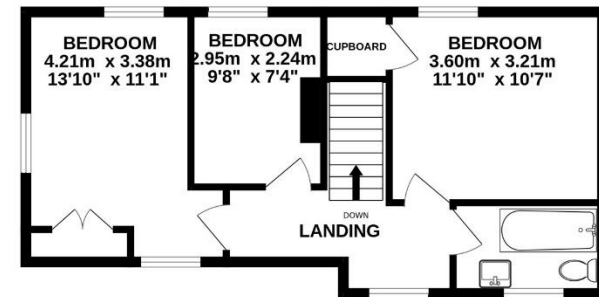




**GROUND FLOOR**  
82.2 sq.m. (885 sq.ft.) approx.



**1ST FLOOR**  
42.9 sq.m. (462 sq.ft.) approx.



**TOTAL FLOOR AREA : 125.1 sq.m. (1347 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 ©2024



**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.  
20 April 2024