



High Street, Tisbury

Guide Price £585,000

St. Brelades, High Street, Tisbury, Wiltshire, SP3 6HD

- **Interesting End Of Terrace Property Located On Tisbury's High Street**
- **Currently Used As Both A Commercial & Residential Property**
- **Presenting Over 3000 Sq. Ft. Of Flexible Space**
- **Two Bedroom Duplex Apartment With Conservatory** • **Further Outbuildings**
- **Attractive West Facing Garden** • **Garage & Parking** • **Cellar**
- **No Onward Chain** • **EPC: Awaited**

### THE PROPERTY

Welcome to St. Brelades. Situated on Tisbury's thriving High Street, this interesting, spacious and flexible property offers an excellent level of accommodation that currently involves both Residential and Commercial elements with scope for further development. To the ground floor is a good-sized retail shop complete with High Street frontage, additional storage and access to the cellar. On the first and second floors is a duplex, maisonette apartment that comprises an entrance hall, sitting room, dining room, kitchen/breakfast room, conservatory, WC, two double bedrooms and a main bathroom.

### 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).



### 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)





## **OUTSIDE**

At the rear of the property and accessed directly from the conservatory is a very well cared for, approx. 100 ft. private garden that is mainly laid to lawn and bordered to both sides.

At the rear of the garden is a double garage with power and lighting as well as a private parking area that is accessed via Vicarage Road.

## **SERVICES**

Mains water, electricity and drainage are present as well as an electric heating system.

## **TENURE**

Freehold.

## **LOCAL AUTHORITY**

Wiltshire Council.

## **VIEWINGS**

Strictly by appointment, only with Boatwrights.

01747 859 359

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



