



High Street, Tisbury

£325,000

High Street, Tisbury, Wiltshire SP3 6PS

- Grade II Listed Village Residence in Excess of 1100 Sq Ft of Accommodation
- Close Proximity to Village Amenities & Mainline Train Station
- Kitchen / Diner
- Impressive Drawing Room with Views Across the Village
- Spacious Double Bedroom
- Two Bathrooms
- Generous Landing Area, for Potential Study
- Garden Room Opening up onto South Facing Courtyard Garden
- No Onward Chain
- EPC: Exempt.

DESCRIPTION

Believed to date back to the mid 1800's, this simply stunning Grade II Listed character property comprises of over 1100 sq. ft of accommodation, benefits from an attractive south facing courtyard garden as well as being within easy reach of the village amenities and the mainline train station.

The particularly spacious accommodation includes a comprehensive kitchen / diner, a fantastic drawing room with wonderful sash windows which provides views across the village and the countryside beyond. In addition is a principle double bedroom, two bathrooms, and a garden room with double doors leading into a private, south facing courtyard garden.

LOCATION

Tisbury is the principal village in Wiltshire's exceptionally popular and highly sought after Nadder Valley. With beautiful rolling countryside considered widely by many as offering the best walking in the South of England. Simply stunning views coupled with amenities to suit every requirement, it's no wonder The Sunday Times has voted Tisbury in its Top 5 places to live in the UK since 2014.

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 itself, the village really does offer something for everyone and brilliant links to other, local activities.

SERVICES

Mains water, electricity and drainage are connected as well as an oil-fired central heating.

LOCAL AUTHORITY

Wiltshire Council, Band A.





OUTSIDE

The property is accessed just off of the Tisbury High Street via the Quarry, where the front door can be found in a quiet, tucked away location.

The low maintenance south facing rear courtyard garden is accessed through the double doors in the garden room where you step out onto a patio area which is perfect for entertaining and alfresco dining. The garden is enclosed to all sides with handsome stone walling and has been described as a real 'sun trap'.

TENURE

Leasehold. The seller will grant a new 999 year lease on a peppercorn rent upon completion of the sale.

AGENTS NOTE

The current Owner would like us to declare that they have always used the same parking space during their ownership of the property. This is located within close proximity of the front door. We hasten to add, that this does not however officially form part of the property's title.

STAMP DUTY

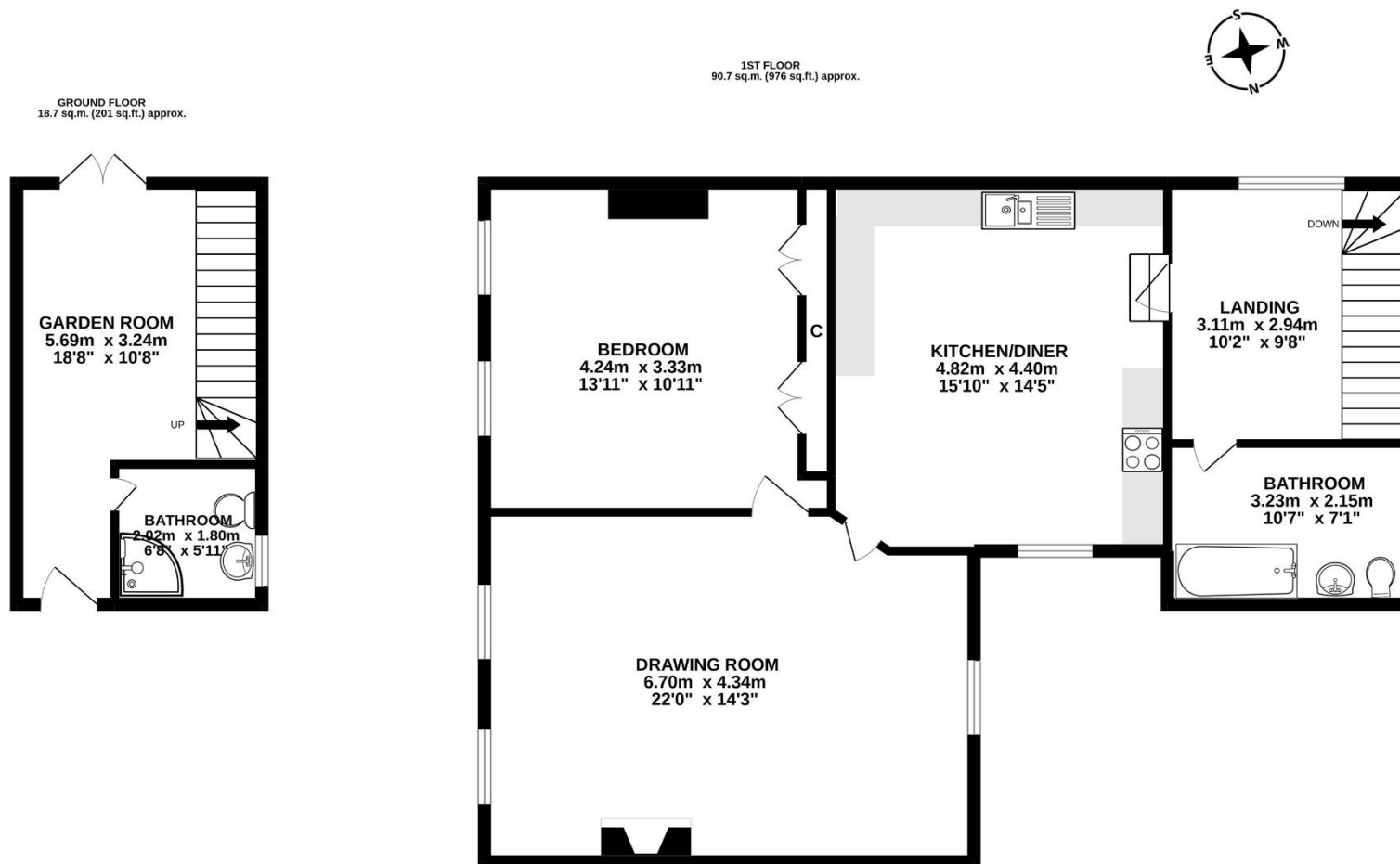
To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdlt/land-and-property.htm

VIEWINGS

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TOTAL FLOOR AREA : 109.4 sq.m. (1178 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.
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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.
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