



Island Cottage Minster Street, Wilton, Salisbury, Wiltshire, SP2 0BH
Guide Price £2,000,000

Major wing of a listed period house situated on an island in the heart of Wilton, with rivers running to three sides together with half an acre of grounds and terrific potential for enlargement.

Description

One of a kind! The major portion of a listed Country House, situated on an island in the heart of the historic market town of Wilton, together with about half an acre of formal gardens and grounds. The house which is listed grade II, dates from the 1800's and was originally part of the Wilton Estate. It is surrounded on three sides by tributaries of the River Wylye. This is truly a unique property, full of character with spacious rooms and terrific potential for further alteration subject to the relevant permissions. The formal gardens include a box hedged rose garden and original greenhouse with a magnificent peach tree, many mature shrubs and lawns leading to a small bridge over the river to a summerhouse. There is a large gravel driveway offering ample parking and 13.5m long garage plus external stores. Wilton has an excellent range of facilities for day to day living and there is easy access to London and the West Country. Viewing is advised to fully appreciate the unique charm and nature of this wonderful house.

Entrance Hall

Two storage cupboards, stairs to first floor, further door to garden.

Drawing Room

Double aspect room, feature fireplace with coal effect gas fire and stone surround.

Kitchen/Dining Room

Large area for storage and utility services. Work surfaces with base and wall cupboards, inset one and a half bowl sink unit, gas hob with cooker hood over, double oven, double doors to garden.

Shower Room

Shower cubicle and hand basin, door to garden.

Sitting Room

Built in bookshelves, half glazed door to garden.

Bathroom

Suite of bath, hand basin, bidet and wc with cupboard below. Part tiled walls.

Bedroom Two

Two double built in wardrobes.

Rear Hall

Deep storage cupboard, stairs to first floor.

Bedroom Three

Bedroom Four

Large walk in storage cupboard/loft space also housing a lagged hot water tank. Built in wardrobe.

En-suite Bathroom

Panel bath, wc and hand basin. Part tiled walls.

Main First floor Landing/Dressing Area

Doors to Bedroom 1 and Bathroom.

Bedroom One

Triple aspect room with some original window shutters. Two double built in wardrobes.

En-suite Bathroom

Panel bath, wc and hand basin. Part tiled walls. Cupboard housing gas fired boiler and hot water tank.

Loft Rooms

Three interlinking rooms, two with round windows to front and rear.

Outside

The property is approached over a gravel driveway leading to a large turning and parking area. This leads through to the

garage and open grass area. To the rear of the house are paved seating areas with box hedged rose garden, lawns, mature shrubs, trees and flower beds. There is a large original greenhouse with a magnificent peach tree, workshop and garden store. Tributaries of the River Wylye flow to three sides of the grounds together with a magnificent specimen of Gunnera Manicata, arched bridge, small waterfall, brick walling, pergola and pedestrian gateways. A small bridge leads over the water to a further lawned area with summer house. The whole extends to about half an acre. Garden store and workshop with light and power.

Garage

44'4" x 11'5" (13.53 x 3.5)

Double doors, light and power, pedestrian door.

Services

Mains gas, water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is G and the payment for the year 2024/2025 payable to Wiltshire Council is £3863.27

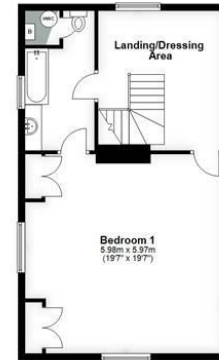
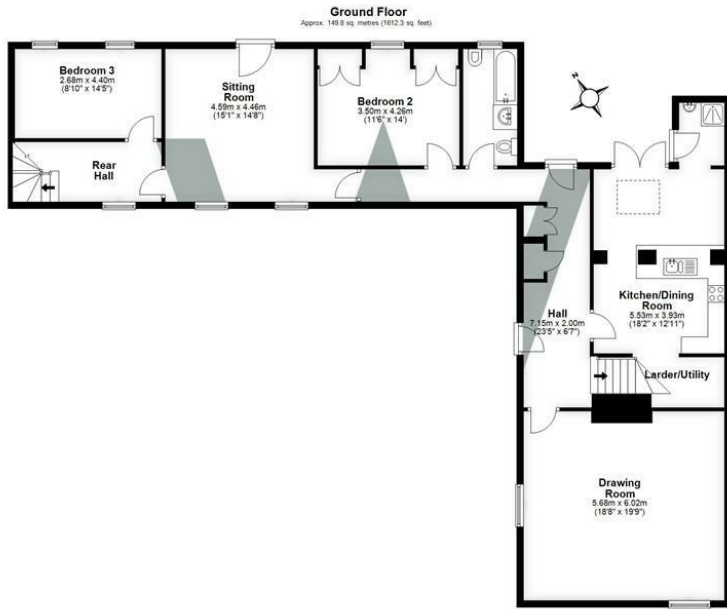
Directions

From our offices in Castle Street proceed north and turn left at the roundabout onto the ring road. At the St Pauls roundabout take the second exit onto Wilton Road. Proceed to Wilton and turn left at the roundabout. As the road bears right, turn right before The Pembroke hotel onto a gravel drive. Turn left at the end into Island Cottage.

WHAT3WORDS

W h a t 3 W o r d s r e f e r e n c e i s :
///project.giant.hoops





Total area: approx. 281.9 sq. metres (3034.8 sq. feet)



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