



1 Field Barn Cottage, Salterton, Salisbury, Wiltshire, SP4 6AL

£1,400 PCM



## **Description**

This is a unique opportunity to live in a rural location surrounded by farmland. No 1 Field Barn Cottage is one of a pair of extended, 3 bed semi detached farm cottages accessed via a metalled farm track that is approximately 3/4 of a mile from the main road, making it an idyllic setting for those seeking a rural lifestyle. The property features two reception rooms, a fitted kitchen equipped with an electric hob and oven, and spaces for a washing machine and fridge/freezer. Additionally, there is a downstairs cloakroom, three generously sized bedrooms, and a family bathroom with shower over bath. The cottage benefits from double glazing and oil central heating. Outside, you will find a good-sized garden with views overlooking the fields, along with a large shed and ample parking space for two cars. The property is unfurnished and available now on a potentially long term basis.

## **A Note From the Whites Letting Team**

Thank you for considering Whites as your letting agent. As a proud member of the Royal Institution of Chartered Surveyors (RICS), we aspire to uphold its core values by providing a fair, efficient, and transparent service for all prospective tenants. Below we've outlined how we manage property enquiries and applications to help set expectations and guide you through the letting application process.

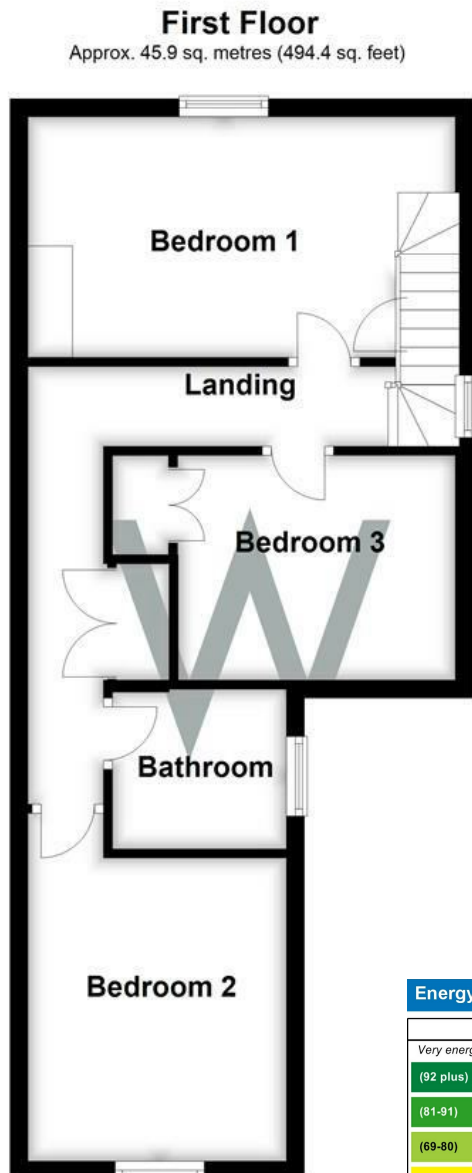
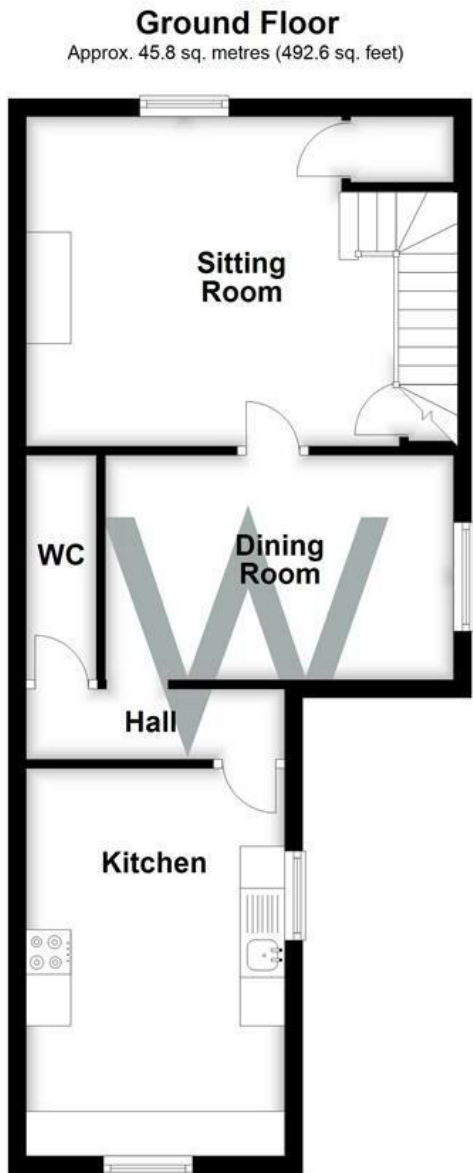
To begin the process of enquiring about one of our properties, please click the 'Request Further Details/Info' button on the property listing. This will send us your contact information, and we'll get back to you as soon as possible with a short questionnaire to complete. Once we've received your completed questionnaire, your enquiry will be registered with the relevant Property Manager. Please note, only those who complete this step will be considered as having formally enquired about the property.

Due to the high level of interest we often receive, we regret that we aren't often able to offer everyone a viewing. Where possible, we handle enquiries in the order they are received and arrange viewings in groups of up to 4 for the first round. If the property remains available, an additional round of viewings may be scheduled. To manage expectations, we may also temporarily pause viewings to review enquiries. If this happens, we'll do our best to update the property listing accordingly.

Please note that applications are not decided on a first-come, first-served

basis. We aim to ensure a fair process for everyone, and all applications will be carefully considered on its merits by us, in conjunction with the landlord, before a final decision is made.

The availability date listed is provisional and will only be confirmed once referencing has been successfully completed.



Total area: approx. 91.7 sq. metres (987.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		98
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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