



Bulford Chapel and 2 Watergate Lane, Bulford, Salisbury, Wiltshire, SP4 9DY

Guide Price £300,000 Freehold

About The Property

A very rare opportunity to purchase a detached, brick and flint cottage together with a detached, cob Chapel which is listed Grade II. Both properties are in need of renovation whilst the Chapel offers a wide range of opportunities to convert into residential property or commercial space as a business opportunity, subject to the usual permissions.

The properties are situated in the heart of the rural village of Bulford, with beautiful surrounding countryside, ideal for outdoor pursuits such as walking, riding and cycling. The village has a range of local amenities including a small shop, village hall, recreation ground, primary school and the Rose and Crown public house. Nearby Amesbury has several supermarkets, a butcher, bakers, doctors and dentists surgeries, restaurants, a variety of public houses and a good selection of schools. The A303/M3 is one mile away and direct train services to London run from both Grateley and Salisbury.

The cottage has gardens to front offering considerable privacy from the lane. A pedestrian gate gives access to the small rear garden which is walled to side and rear with outside store and shed. Internally, the hallway has stairs leading to the front door and doors to sitting room, kitchen and bathroom. On the first floor are three bedrooms and a landing which has a hatch to the loft.

The Chapel consists of a large meeting room with mezzanine area above, kitchen, study and toilet. Outside space consists of entrance way only. Vacant possession.



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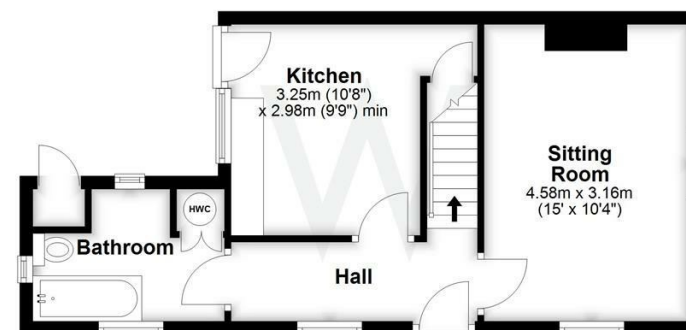


1468.50 sq ft

- Rare Development Opportunity
- Brick and Flint Cottage
- plus Listed Chapel
- Heart of Bulford Village
- Renovation Required
- Mains services
- Residential and Business Options
- Vacant possession

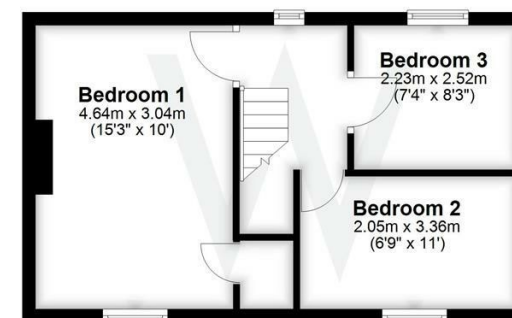
Ground Floor

Approx. 38.5 sq. metres (414.7 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.9 sq. feet)

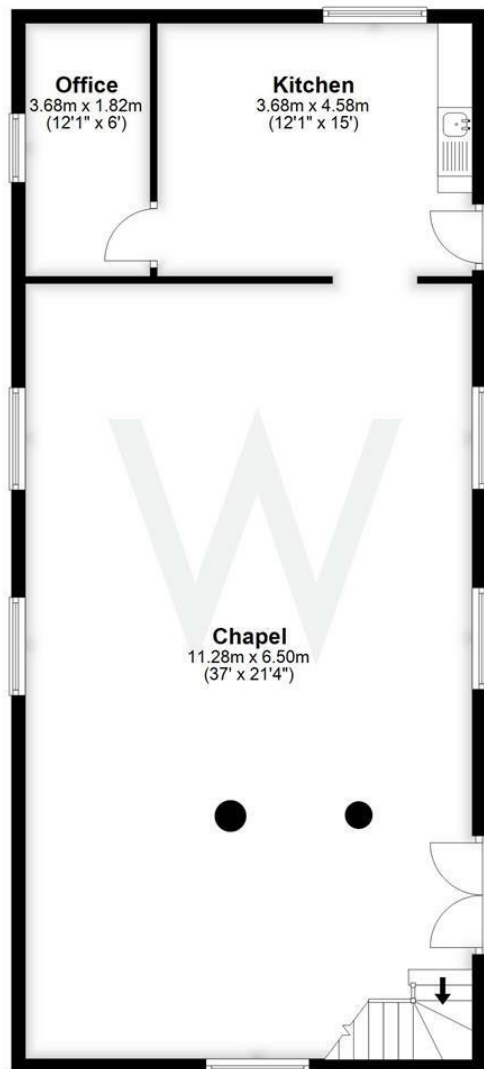


Total area: approx. 71.0 sq. metres (764.6 sq. feet)



Chapel Ground Floor

Approx. 97.9 sq. metres (1053.8 sq. feet)



Chapel First Floor

Approx. 21.8 sq. metres (234.4 sq. feet)



Total area: approx. 119.7 sq. metres (1288.2 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: C - £2049.73 (2025/2026) cottage only

Tenure: Freehold

Services: Mains, electricity, water and drainage.

Heating: Electric heating.

Directions: From Salisbury take the A345 and proceed through Amesbury and over the A303. At the next roundabout take the third (right) to onto Larkhill Road to Bulford. Proceed over the mini roundabout onto A3048 and proceed into Bulford where Watergate lane is then first on the right.

What3words: ///sprouting.beside.fomless

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