

# Myddelton&Major

Shepherds Cottage

WILTON ROAD, BURCOMBE

SHEPHERD'S  
COTTAGE





A stylish and impressive, 4 bedroom, period cottage, with lovely views over Burcombe with a self contained 1 bedroom annexe.

Tenure: Freehold

Size: 2,282 ft<sup>2</sup>

EPC Rating: E (51)

Council Tax Band: F



4/5



2



3



4

**Services** - Mains electricity and water are available. Oil fired central heating and private drainage. Ofcom suggests download speeds of up to 80Mbps and that most major mobile networks should have full coverage.

Wilton 1.8 Miles • Salisbury Train Station 4.6 Miles • Salisbury 5.1 Miles • A303 8.1 Miles

## Shepherds Cottage, Wilton Road, Burcombe, Wiltshire, SP2 0EF

- 4 Bedrooms
- Bathroom, 2 Shower Rooms
- 1 Bedroom Annexe / AirBnB
- Kitchen/Dining Room
- Stylish Accommodation
- Sitting Room; Study
- Far Reaching Views
- Income Potential
- Landscaped Gardens
- Large Driveway

### The Property

Shepherds Cottage is an impressive period house built of red brick and stone elevations underneath a tiled roof, which has been the subject of a comprehensive programme of improvement by the current owners, creating a comfortable and stylish home, which is naturally very well lit.

The backdoor opens into a large and welcoming entrance room, which currently has space for plenty of coats and boots. Along with space and plumbing for a washing machine and tumble drier (although it is felt this could easily be converted into a ground floor cloakroom, if required). From here a door leads into the kitchen/dining room, which has been very well fitted with painted units, stone worktops, an electric Aga and separate oven and hob. The large sitting room has lovely far reaching views across the valley and a woodburner set into the fireplace, the room off the lounge is currently being used as an office completing the ground floor accommodation.

On the first floor are four double bedrooms, one of which benefits from an en-suite shower room, and a family bathroom, which has been stylishly fitted with a roll top bath and a separate shower cubicle.

The garage has been converted into a very well thought out spacious one bedroom annexe, with double opening glass doors, a kitchenette and Belfast sink and a large stylish walk in shower room with WC and basin. This has been proven to be a good source of income generation but would suit those looking for multi-generational living equally well.









## Outside

The property is well sited within its plot with private gardens both to front, side and rear, and is surrounded by fields. The driveway and gravel area provides plenty of off road parking. There is a large area of paved terrace with a pergola providing plenty of external sitting and dining options, with a further area of raised terrace overlooking the adjoining fields. To the rear the garden has been mainly laid to lawn, with two elevated terraces providing spectacular and far reaching views over the Nadder valley.

## Location

Burcombe is a small, unspoilt and well regarded village some two miles west of Wilton and five miles west of the cathedral city of Salisbury; there is an excellent local butcher, pub and petrol station with a well stocked shop. Surrounded by land belonging to The Wilton Estate, the property provides a lovely rural lifestyle without being 'cut off' as it is off of the A30 and the A36 is easily accessible as well. Wilton provides amenities and shopping for most everyday needs including a bakery, two convenience stores, a doctors, dentist, hardware store, post office, library, cafes, pubs and restaurants as well as the weekly market held in The Square, and Salisbury provides a more comprehensive range of facilities including shopping, cultural, educational and leisure; as well as a twice weekly market and well thought of Playhouse.

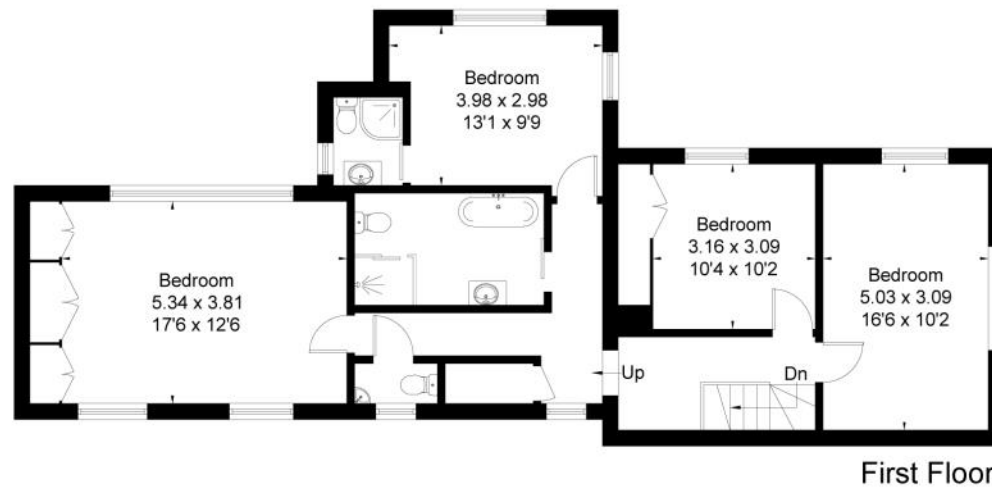








Approximate Floor Area = 212.0 sq m / 2282 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #66271



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