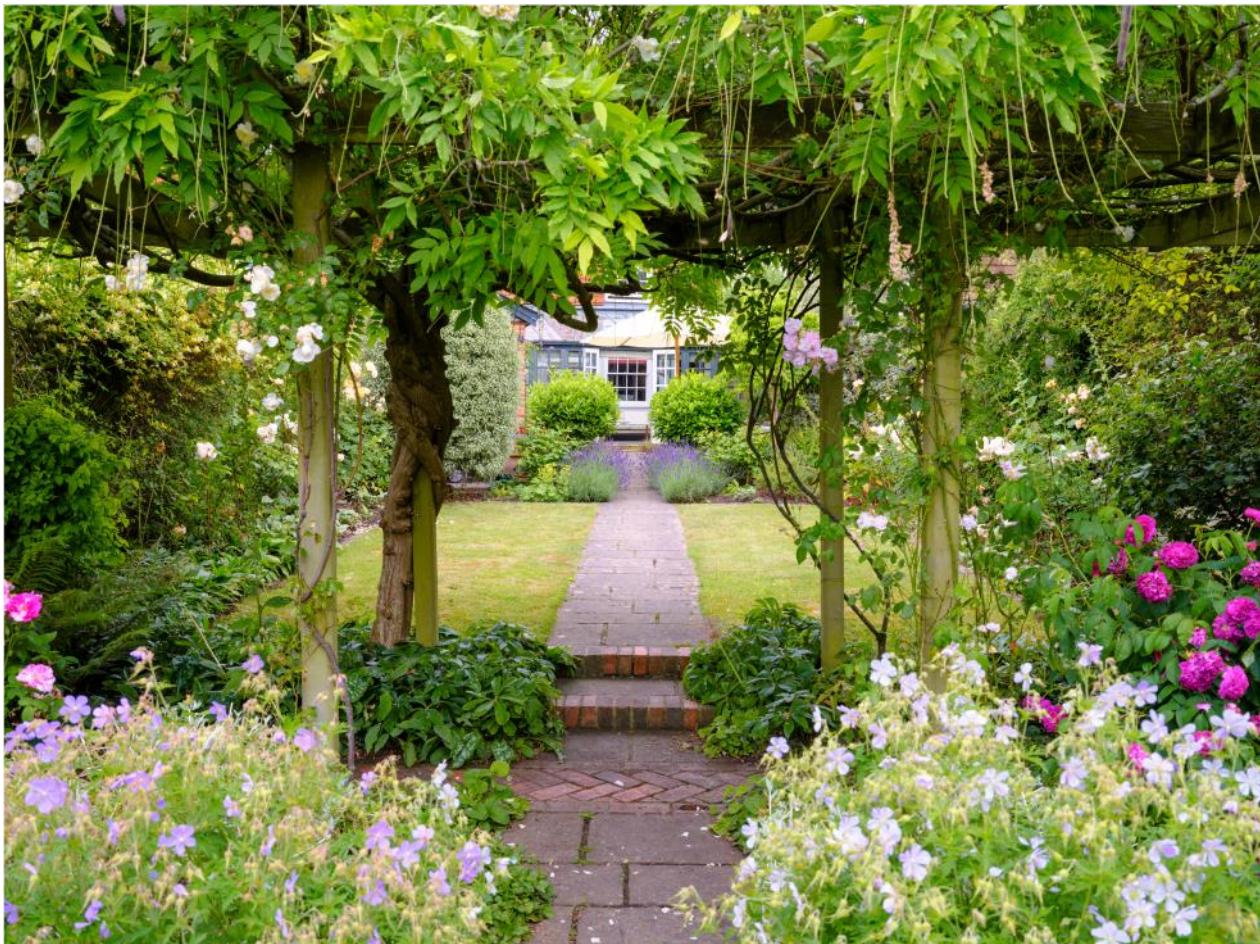


Myddelton&Major



Joiners Hall
SALISBURY





An immaculate Jacobean Grade I Listed townhouse with an exquisitely planted long garden, garage and off road parking in the heart of the city.

Tenure: Leasehold

Size: 2,679 ft²

EPC Rating: N/A

Council Tax Band: G



Services - All mains services are available. Ofcom suggests that broadband speeds of up to 1,000Mbps are available and that all major mobile networks should have coverage.

Lease Term - From 15/10/2015 - 14/10/2014. **Rent** - £260 per annum.

Cathedral 0.5 Miles

• Train Station 1 Miles

• Market Square 0.7 Miles

• Hospital 1.4 Miles

Joiners Hall, 56 St Ann Street, Salisbury, Wiltshire, SP1 2DX

- Grade I Listed Townhouse
- Garden Room
- 4 Double Bedrooms
- En Suite Bathroom
- First Floor Drawing Room
- Shower Room
- Sitting Room; Dining Room
- South Facing Garden
- Kitchen/Breakfast Room
- Garage; Off Road Parking

The Property

Built circa 1612 as a meeting house for the Joiners Guild, Joiners Hall is a singular Grade I Listed property built of a mix of timber frame, tile hung, brick and rendered elevations beneath a clay tiled roof. Of particular note is the exceptional façade with double transomed windows on grotesque brackets and carved fascia. The carvings and corbels of the exterior are thought to have been done by Humphry Beckham. Converted into two houses in the 19th Century and then into a single dwelling in 1965, it was acquired by the National Trust in 1898 and it is being sold on a long leasehold basis (approximately 90 years left unexpired).

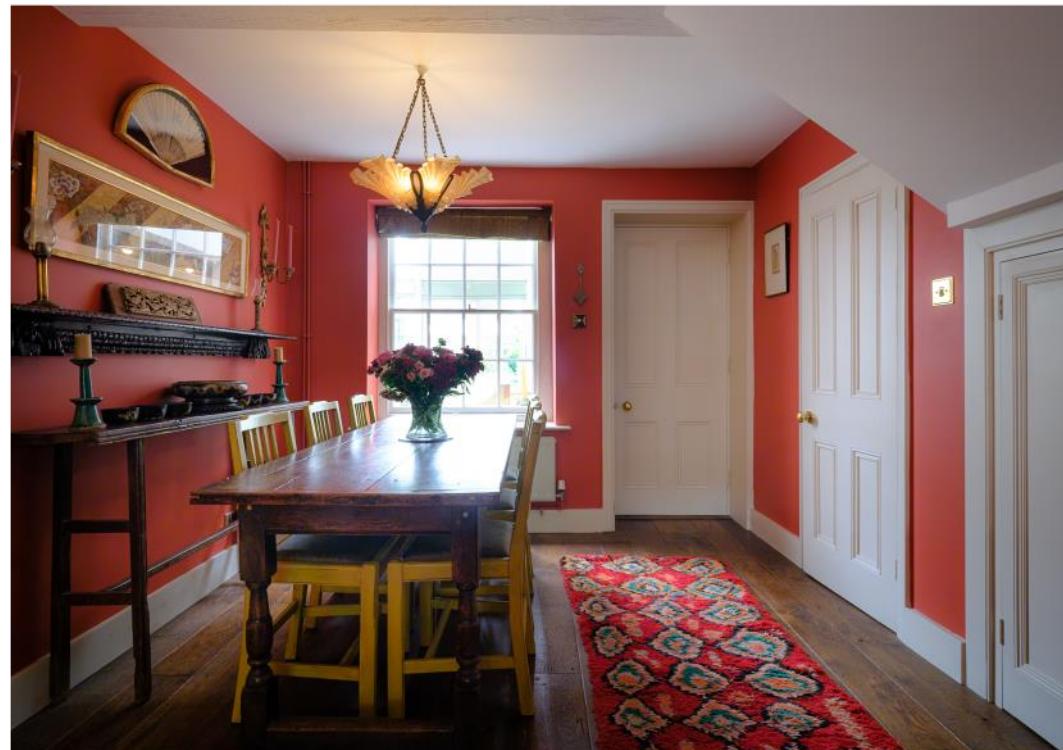
The property has over recent years been the subject of a comprehensive and careful programme of improvement and now provides well balanced, immaculately presented, accommodation with a wealth of period features including excellent ceiling heights, timbers and elaborate cornicing etc.

The front door leads to the long dining room by way of an entrance porch, with elm flooring and doors to both the study (with extensive built in shelving), the sitting room and also to the kitchen/breakfast room. The kitchen has been fitted with high specification, hand built units, stone worktops and flagstone flooring (which continues into the garden room and scullery); this also opens into the Amdega garden room with double doors to the rear and glorious views of the garden. A good sized scullery and ground floor cloakroom completes the ground floor accommodation.

On the first floor is a large drawing room at the front of the property which runs the full width of the house and the principal bedroom, which is a large double room, with extensive built in wardrobes and a large, very well appointed, en suite bathroom (fitted with high quality sanitary ware and with a single slipper bath and walk in shower).

On the second floor are a further 3 double bedrooms, and again a very well appointed shower room.













Outside

To the rear of the property is a delightful south facing garden which in total measures approximately 200 feet in length. This has been exceptionally well designed and planted to provide colour and interest all year round, with an area of paved terraced immediately to the rear of house and lawn beyond. A paved path leads from the rear of the house the driveway by way of an arbour with a prolific white Wisteria, with well deep flower beds on both sides with a mixture of mature shrubs and flowering plants including roses, clematis, jasmine, hydrangea and an ornamental pond. Adjoining the garage is a fruit and vegetable plot with raised beds. The substantial garage has electric power, light, car charger and both an electric garage door and a separate pedestrian access. Beyond is a large area of gravelled off street parking for several cars, secured by double electric gates that open onto Eyres Way.

Location

St Ann Street is known as one of the most architecturally interesting streets within Salisbury's city centre. It forms part of the medieval chequer system of Salisbury and as such is a level walking distance from all of the city's excellent range of facilities- shopping, educational, cultural and leisure as well as the mainline station which has trains to London Waterloo (journey time- 90 minutes). Salisbury supports a well thought of playhouse and a twice weekly market. At the end of St Ann Street is St Ann's Gate which leads through to the world famous Cathedral and its beautiful surrounding Close.



Joiners Hall

Approximate Gross Internal Area = 248.9 sq m / 2679 sq ft
 Garage = 25.1 sq m / 270 sq ft
 Total = 274.0 sq m / 2949 sq ft

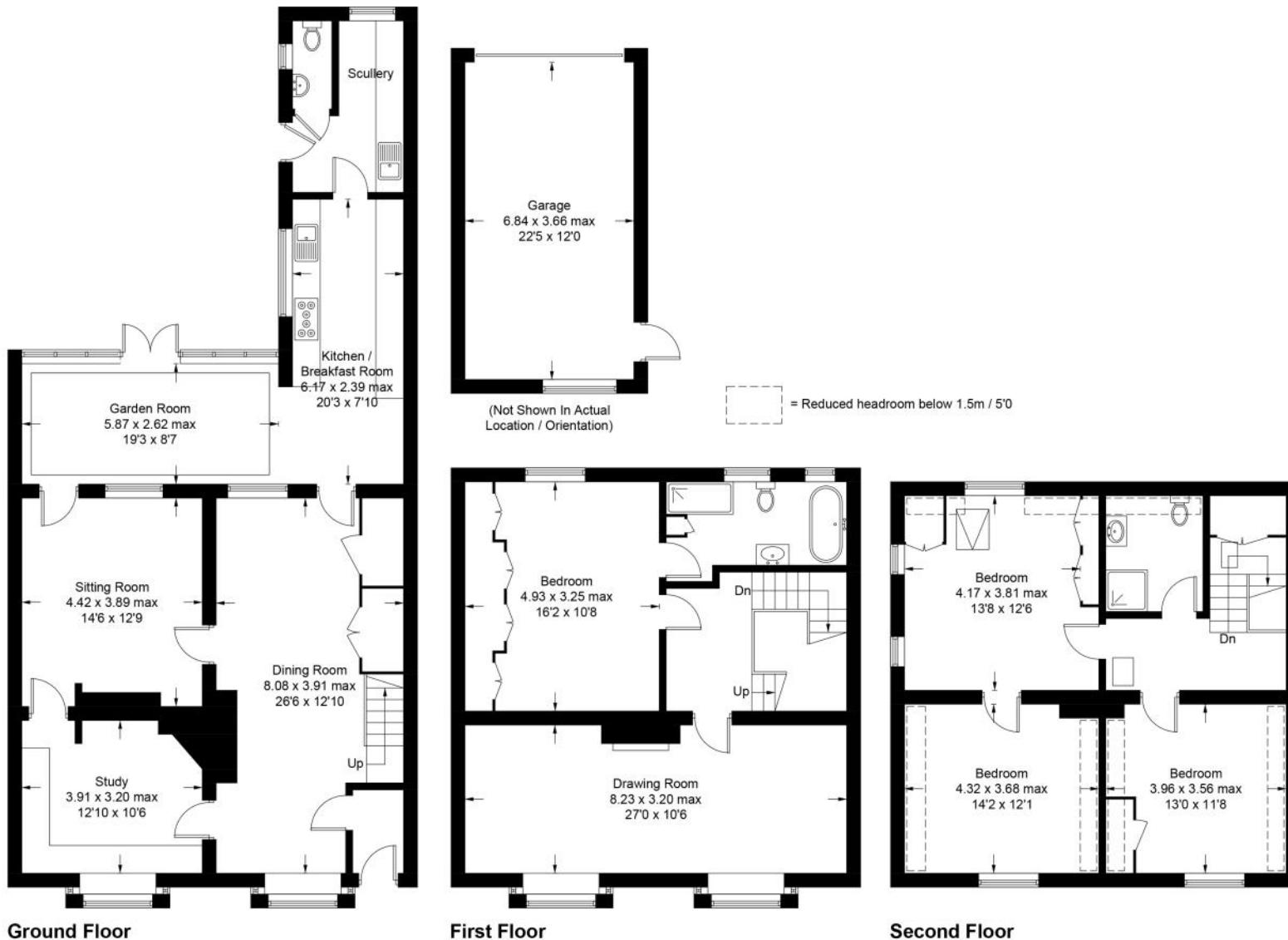
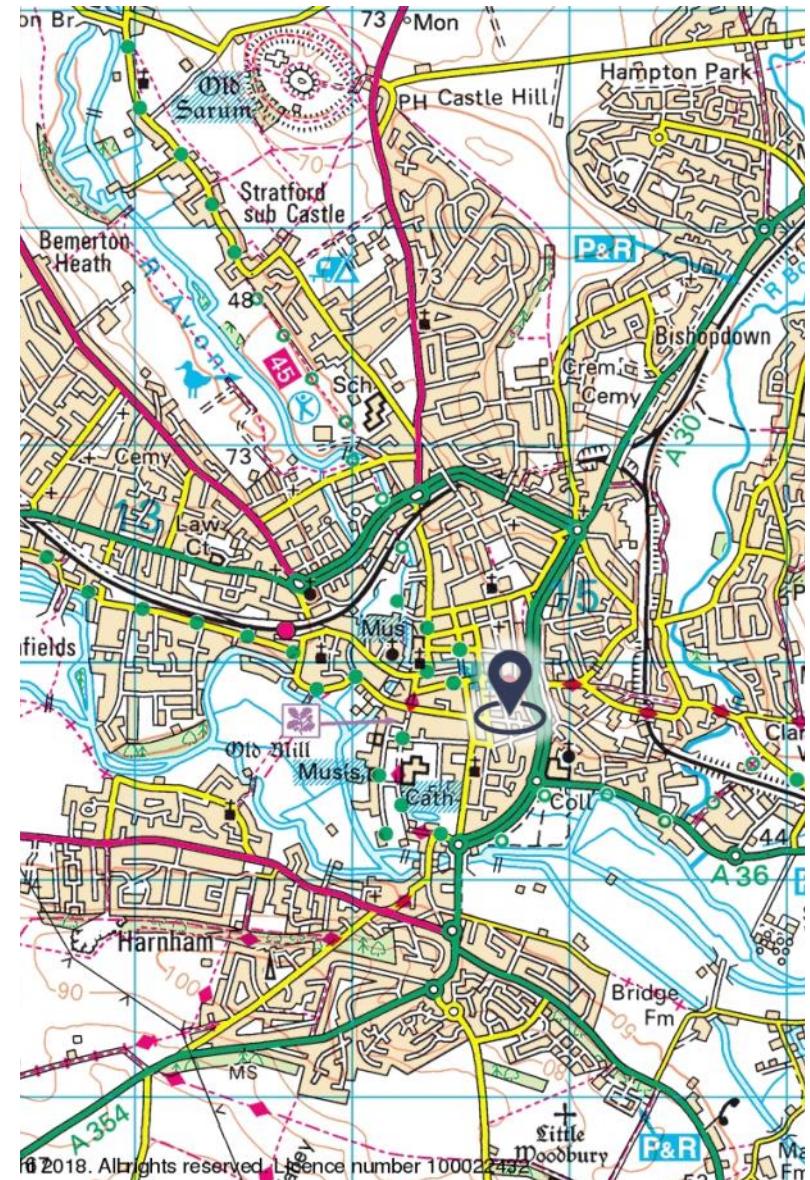


Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1098265)



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