

Myddelton&Major

Springside Cottage
SWALLOWCLIFFE





Springside Cottage Swallowcliffe, Salisbury, SP3 5PA

- 3 Bedrooms
- Detached
- Grade II Listed
- Highly Sought After Village
- Walking Distance to Pub
- 3 Bathrooms
- Open Plan Kitchen/Dining
- Useful Attached Outbuilding
- Off Road Parking
- Pretty Cottage Gardens

The Property

Springside Cottage is nestled along a quiet country lane in the sought after Wiltshire village of Swallowcliffe. This delightful Grade II listed stone and thatched period cottage offers the opportunity to create a truly special home or country bolthole.

The property once was two cottages and is now combined into one. The cottage features a small front garden bordering the lane with the front door leading directly into the kitchen/ dining area— a warm and welcoming space with stunning stone floor, inglenook fireplace with wood- burning stove and exposed beams all setting a rustic tone. To the rear of the kitchen are a few steps leading directly to the utility and shower room.

A staircase rises from the kitchen to the first floor, while a door leads through to a cosy sitting room with large open inglenook fireplace, beamed ceilings help to create an inviting space to relax. The third bedroom is accessed via the sitting room on the ground floor, making it a versatile room either as a bedroom/snug or office space.

Stairs from the kitchen lead up to the spacious principal bedroom with ensuite, fitted wardrobe and door leading through into bedroom two. Bedroom two and the family bathroom can be accessed from a separate staircase leading from the sitting room,

While the cottage would benefit from some modernisation, it presents excellent scope for renovation and further improvements to create a perfect country cottage.

A delightful Grade II listed three bedroom period cottage set in the sought after village of Swallowcliffe, with many period features, off-road parking and pretty gardens.

Tenure: Freehold

Size: 1,342 ft²

EPC Rating: Listed

Council Tax Band: E



3



2



3



1

Services - Mains Electrics, Water and Waste, Oil Fired Central Heating. Ofcom suggest broadband speeds of up to 1000 mbps and service from most mobile providers is likely

Salisbury City Centre 14 Miles • Tisbury 2.3Miles • A303 9 Miles • Shaftesbury 8.2Miles



Outside

The pretty gardens are set either side of the property and are laid mainly to lawn, they run in to a bank behind the house gently wrapping around the house. Most of the boundaries are planted with evergreen hedging giving the cottage a natural barrier and some privacy. Parking for a couple of vehicles is to the right hand side of the property.

Location

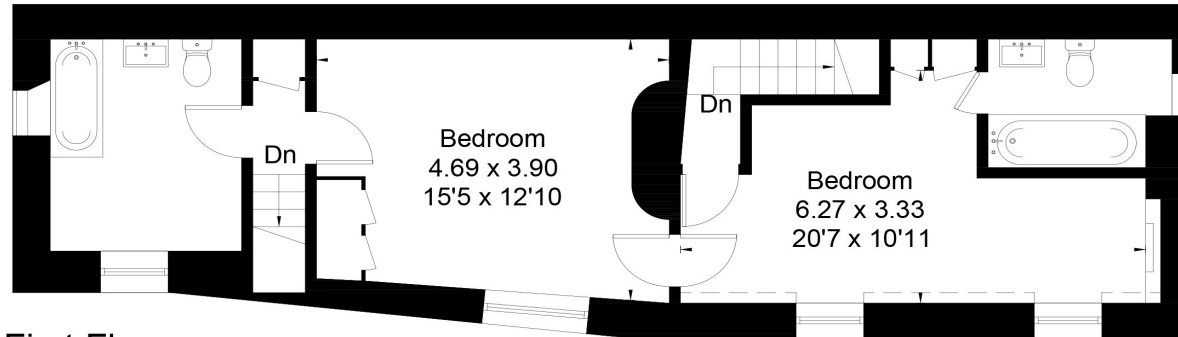
Located in a wonderfully rural and popular part of West Wiltshire. The local area is highly picturesque with very pretty Chilmark stone villages all around. The ever popular village of Tisbury is only a couple of miles to the North and provides mainline rail services to Exeter and London. Tisbury offers a range of independent shops; including a florist, delicatessen, fishmonger and butcher as well as a Co-Op and chemist.

Local places to eat and drink include, The Royal Oak set only minutes away, the Pythouse Kitchen Garden shop and restaurant, The Horseshoe at Ethesbourne Wake, and The Beckford Arms at Fonthill Gifford. The Ansty PYO & Farmshop situated just down the road has a lovely café and shop offering a good selection of local fayre. The Fovant Badges are located a few miles to the east, they are hillside chalk carvings of World War One regimental cap badges created by soldiers stationed close by during the great war.

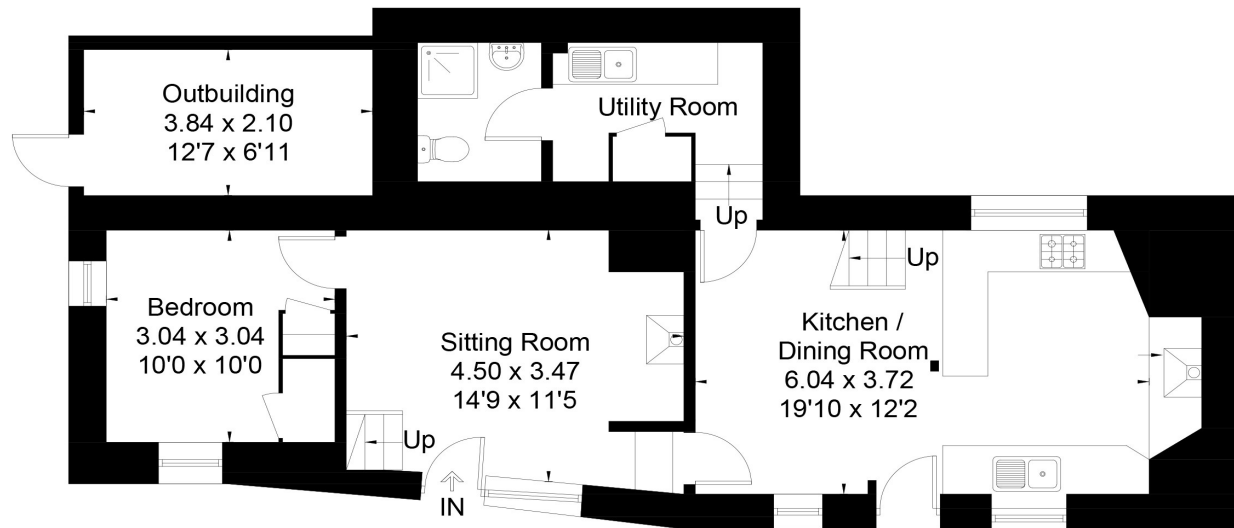




Approximate Floor Area = 116.6 sq m / 1255 sq ft
 Outbuilding = 8.1 sq m / 87 sq ft
 Total = 124.7 sq m / 1342 sq ft



First Floor



Ground Floor



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 #90810

Disclaimer Notice

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



49 High Street, Salisbury, Wiltshire SP1 2PD
 01722 337 575 residential@myddeltonmajor.co.uk
 www.myddeltonmajor.co.uk

Myddelton & Major



From city apartments to country houses
and everything in between