

Maidens Cottage,
81 Castle Street
Salisbury



STOFFERSONS

Puddletown
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A fully refurbished, Grade II Listed, three bedroom townhouse with riverside garden in the centre of Salisbury

Maidens Cottage, 81 Castle Street
Salisbury. SP1 3SP

Guide Price:
£575,000



- Private Garden/River Terrace
- Fully Refurbished
- City Centre Location
- Well Appointed Kitchen
- Three Bedrooms
- Ground Floor Cloakroom
- Grade II Listed
- Period Features
- New Bosch Boiler
- No Onward Chain

The Property

A unique chance to acquire a beautifully renovated three-bedroom Grade II Listed town house, ideally situated in the heart of Salisbury. This characterful property has been thoughtfully restored throughout, blending period charm with modern comforts.

Set over three floors, the home features well-proportioned living spaces, high-quality finishes, and an abundance of natural light. The sizable private garden offers direct access to the tranquil River Avon – a true rarity in this central location.

Upon entering the property, you are greeted by a spacious and versatile sitting room, offering the flexibility to be arranged as one generous space or divided into two distinct areas. Tastefully decorated in neutral tones, the room is filled with natural light and enhanced by charming built-in window seats, creating an inviting and comfortable atmosphere.

The thoughtfully designed kitchen makes excellent use of space, offering ample storage and a range of quality appliances, including a built-in dishwasher, Bosch electric oven, and Bosch gas-fired hob. A white ceramic Belfast sink and oiled oak worktops add a touch of traditional elegance, perfectly complementing the overall aesthetic.

To the rear of the kitchen, a door leads to a charming dining room featuring bespoke built-in wooden bench seating, ideal for both everyday use and entertaining. From here, a further door opens directly onto the garden, creating a seamless connection between indoor and outdoor living. A conveniently located cloakroom completes the ground floor accommodation.

Stairs from the sitting room lead to the first floor, where you will find two generously sized double bedrooms. This floor is serviced by a well-appointed family bathroom featuring a classic roll-top bath and a high-quality white suite, combining modern comfort with period style.

From the landing, a further staircase ascends to the second floor, home to the impressive master bedroom. This spacious room boasts a stunning decorative fireplace and exposed beamed ceiling, adding to the character and charm of the property. The master suite is completed by a stylish ensuite bathroom, featuring both a freestanding bath and separate shower cubicle.

A carpeted loft room with natural light, mains power and heating also offers a useful additional space.

Services - All mains services are connected, Ofcom suggests Ultrafast broadband is available and all main mobile networks provide good service.

Tenure	EPC Rating
Freehold	Grade II Listed
Outgoings	Size
Council Tax Band: TBC	1736sqft









Outside

This city centre garden retreat offers a rare sense of privacy and tranquillity, enclosed by a combination of attractive exposed brick walls and timber fencing. A paved patio area, ideally situated close to the property, provides the perfect spot for outdoor dining or entertaining, while the remainder of the garden is mainly laid to lawn and bordered by mature shrubs, adding colour and structure.

At the far end of the garden, a discreetly positioned gate opens onto a charming shingle-covered riverside area – a peaceful and secluded space, ideal for relaxing and enjoying the calming views of the River Avon.

Location

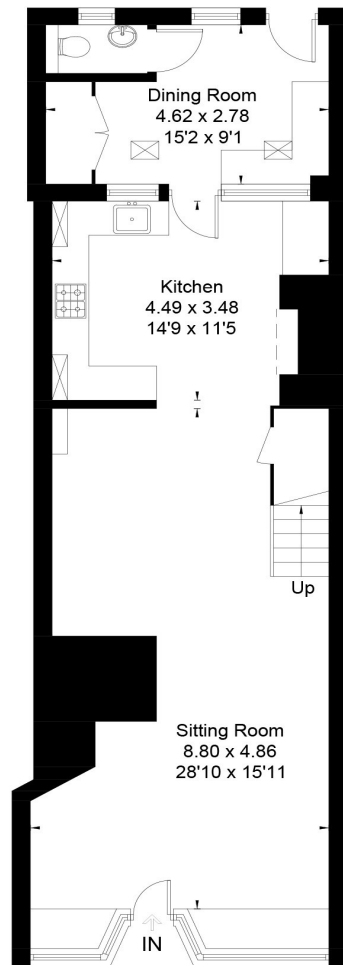
Castle Street is located in Salisbury's vibrant and historic city centre, just a stone's throw away from the iconic Cathedral Close and within easy walking distance of all amenities whether you are popping out for a coffee or across to the twice weekly charter market which often occupies the entire market square.

Salisbury boasts a well-thought of Playhouse and a plethora of restaurants including; Cote, Hixon, Tinga and the wonderful Café Divali. Local supermarkets include Marks and Spencer, Sainsburys, Waitrose and Tesco. Coffee shops include; Pret a Manger, Boston Tea Party, Culture Coffee and Sonder. Popular pubs include, the Haunch of Venison, The Ox Row Inn & The Old Ale House. The newly opened Everyman Cinema is close by and offers a more luxurious cinematic experience.



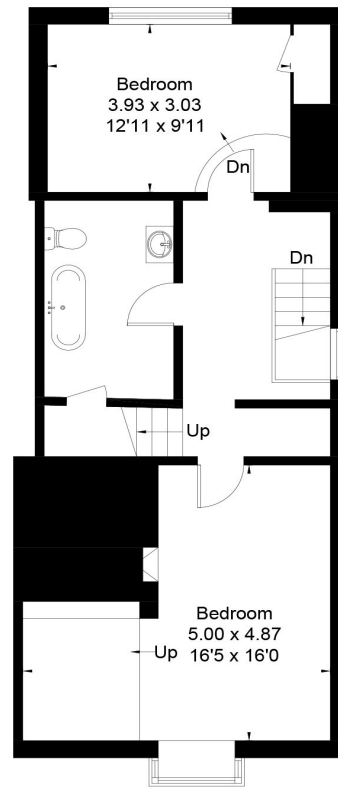


Approximate Floor Area = 161.3 sq m / 1736 sq ft

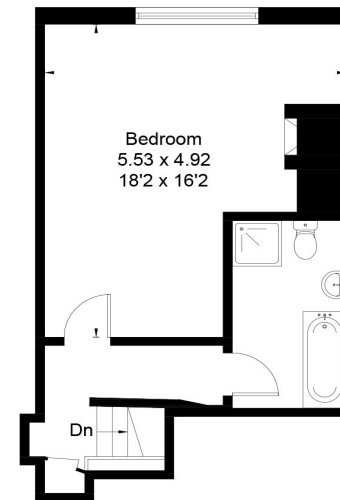


Ground Floor

[] = Reduced head height below 1.5m



First Floor



Second 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 #97693

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