



**Connells**

Court Street  
Tisbury Salisbury





## Property Description

A charming four bedroom, semi-detached cottage, nestled in the highly sought after village of Tisbury. The property offers the perfect blend of character and modern convenience set amid the undulating countryside of the Nadder Valley, part of the West Wiltshire Downs area of outstanding natural beauty.

Court Street is within walking distance to the bustling High Street and Train Station. Tisbury is extremely popular due to its excellent choice of independent local shops, boutiques and eateries as well as its many facilities including a doctors and dental surgery, primary school, sports and community centre, outdoor swimming pool, Messums West Art Centre & Gallery, garage and a station with direct rail services to London Waterloo and the West Country.

Two Court Street is a charming, double fronted, semi-detached cottage believed to date back to the late Victorian/early Edwardian period, featuring classic red brick elevations beneath the slate tiled roof.

Over the years the property has been thoughtfully extended and more recently has undergone an extensive renovation which includes new central heating, log burner, full electrical rewire, plumbing, new insulated/boarded large loft space, new bathrooms, kitchen, flooring and exterior/interior Farrow and Ball paint, blending period charm with modern style to create a beautifully presented and comfortable family home.

### Entrance Hall

Front door leading into the entrance hall.

### Lounge

12' 2" x 11' 11" ( 3.71m x 3.63m )

Double glazed window to the front, log burner and a radiator.

### Bedroom Four

10' 6" x 7' 5" ( 3.20m x 2.26m )

Double glazed window to the rear and a radiator.

### Dining Room

12' 2" x 11' 11" max ( 3.71m x 3.63m max )

Double glazed window to the front, under stairs pantry/storage cupboard and a radiator.

## Kitchen

11' 8" x 9' 2" ( 3.56m x 2.79m )

Double glazed windows to the front and side, double glazed stable door leading to the garden, fitted kitchen with wall and base units, quartz work tops, Belfast sink, Miele electric oven and Neff induction hob, built in fridge/freezer, Bosch dishwasher and Bosch washer/dryer.

## Utility Room

8' 10" x 7' ( 2.69m x 2.13m )

Window to the rear, radiator, integrated fridge, washer dryer and sink and drainer.

## Rear Hall

Door leading to the garden.

## Shower Room

Double glazed window to the rear, shower cubicle, WC, wash hand basin vanity unit, extractor fan and a heated towel rail.

## Landing

Access to a large fully insulated and boarded loft.

## Bedroom One

12' 2" x 11' 11" ( 3.71m x 3.63m )

Double glazed window to the front, stable door leading to the balcony, feature fireplace and a radiator.

## Balcony

15' 8" x 10' 6" ( 4.78m x 3.20m )

Balcony/large roof terrace accessed from master bedroom overlooking the garden and has wooden decking and water tap.

## Bedroom Two

12' 2" x 11' 11" max ( 3.71m x 3.63m max )

Double glazed window to the front and a feature fireplace.

## Bedroom Three

10' 6" max x 7' 5" max ( 3.20m max x 2.26m max )

Single glazed window to the rear, Velux window, wardrobe/storage cupboard and a radiator.

## Bathroom

Velux window, bath with a shower over, WC, wash hand basin with vanity unit, storage cupboard and a radiator and a heated towel rail.

## Garden

A lovely cottage garden with a variety of shrubs, lawn, cherry and apple trees, barbecue area, outside dining space, two sheds, garden gate to Court Street, outside tap and a new oil tank and oil fired boiler.















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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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