



RV RURAL VIEW

Maypole Cottage
Ansty - Wiltshire

Maypole Cottage
High Street
Ansty
Salisbury SP3 5QD

An attractive detached Grade II Listed period cottage of tremendous charm situated in a pretty rural village and offering potential for refurbishment, a lovely outlook and a delightful garden

- Desirable Nadder Valley Village Setting
- Sitting Room with Inglenook Fireplace
- Dining/Family Room
- Kitchen/Breakfast Room
- Three Bedrooms & Dressing Room
- Bathroom & Cloakroom
- Attractive Garden & Garage/Store

Viewing strictly by appointment via
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Situation The property is situated in the highly desirable historic village of Ansty which was occupied by the Order of Knights Hospitaller of St John of Jerusalem in the early 1200's. The village is known for its pretty pond, 50 foot high maypole, manor house and 'commandery', an imposing stone barn thought to have originally been a banqueting house. Ansty has a 13th Century church and an award-winning farm shop. The larger village of Tisbury is just two miles away and has a fine reputation for the quality of its independent shops, boutiques and eateries with amenities including a sports/community centre, doctors and dental surgeries, garage, vets, primary school and a station with direct rail services to London (Waterloo). Tisbury is home to Messums Wiltshire, a contemporary arts centre housed in an ancient, thatched tithe barn.

The Saxon hilltop market town of Shaftesbury (7 miles) has a good range of shops, a supermarket, restaurants, secondary school, cottage hospital and is famous for the picturesque, steeply cobbled street of Gold Hill. The medieval cathedral city of Salisbury (14 miles) has more comprehensive shopping, arts & leisure facilities and a district hospital. The area's other principal towns including Bath, Blandford, Sherborne and Warminster are all linked via the local road network as is the South Coast whilst the West Country, London and the motorway network are accessible by the A303/M3. Many families are drawn to South Wiltshire by the choice and quality of the area's state and private schools.

Set amidst the famously attractive undulating countryside of the Nadder Valley, part of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, Ansty is an excellent base from which to explore the many miles of local footpaths and bridleways and there are a variety of rural pursuits available including walking, riding, cycling and field sports. Sailing can be found at Shearwater near Warminster, racing is at Salisbury, Bath and Wincanton and golf at Tollard Royal, Warminster and Salisbury. There are several excellent dining pubs in the vicinity as well as many places of interest such as the Longleat Estate, Old Wardour Castle, Stourhead Gardens, Wilton House and the Fovant Badges.



Property Maypole Cottage is a detached Grade II Listed property of considerable charm and character and is thought to have originally been a pair of cottages dating back to the 17th Century. Built with dressed limestone external elevations under a thatched roof, Maypole Cottage has been improved over the years but has now got to the stage where it would benefit from being updated thereby providing a new owner with a wonderful refurbishment opportunity.

The accommodation allows for versatility as to how it can be enjoyed and includes on the ground floor; a light and airy triple aspect sitting room with an inglenook fireplace, a dining/family room, a farmhouse style kitchen/breakfast room with an Aga and a cloakroom. Upstairs is a bedroom with an attractive view towards the village maypole and pond, two further bedrooms each with a pretty outlook over a meadow and the countryside beyond and one being accessed via a dressing room/occasional 4th bedroom. There is also a bathroom with a separate shower cubicle.

Outside There are raised borders to the front and access to the integral Garage/Store which, subject to consent, might be suitable for being adapted for use as a study/office. The garden is an absolute joy and lies to the South and East side of the cottage, backs on to fields and enjoys a delightful outlook. Lovingly landscaped and nurtured over the years, it comprises areas of lawn, well established flower & shrub borders, a small pond, a variety of ornamental trees, vegetable garden, a wooden summer house (in need of repair), greenhouse and a garden shed & woodstore.



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Directions From Tisbury proceed out of the village Southwards past the station towards Swallowcliffe, take the right turn by the signed All Routes & Shaftesbury into Ansty and continue through the village. The property will be on the left before the maypole and village pond.

Services Mains water, electricity and private drainage, oil fired central heating.

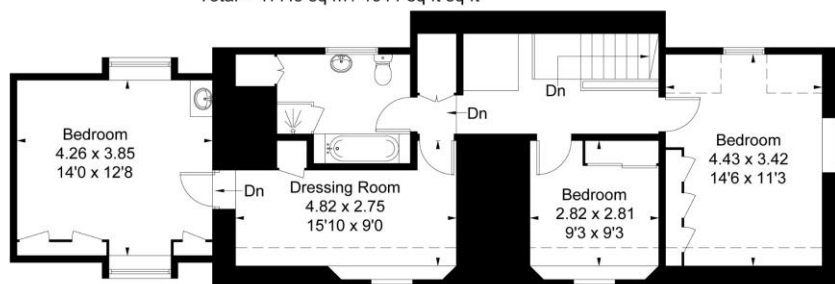
Local Authority Wiltshire Council 01722 336272

Council Tax Band G

EPC Energy Efficiency Rating

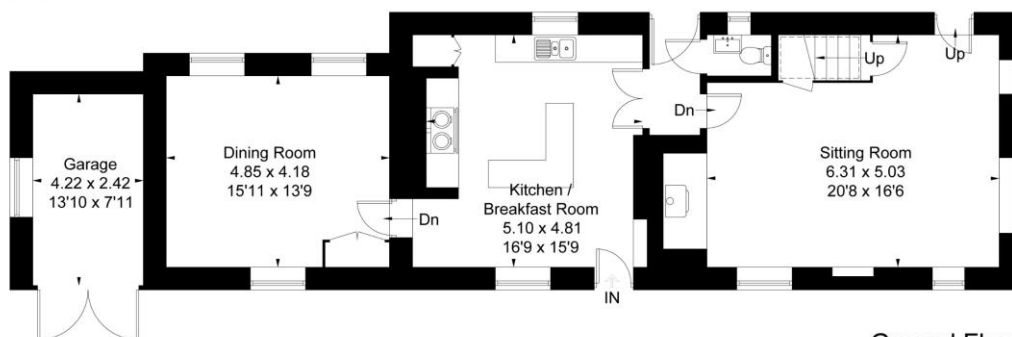
As a Listed property, under current Regulations an EPC is not required.

Approximate Floor Area = 167.4 sq m / 1802 sq ft
Including Limited Use Area (7.9 sq m / 85 sq ft)
Garage = 10.1 sq m / 109 sq ft
Total = 177.5 sq m / 1911 sq ft



First Floor

= Reduced head height below 1.5m



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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