



RV RURAL VIEW

Lamb Cottage
Hindon - Wiltshire

Lamb Cottage
High Street
Hindon
Salisbury SP3 6DR

A large and beautifully presented Grade II Listed period cottage of tremendous charm situated in a vibrant village and offering well-proportioned accommodation

- Desirable Nadder Valley Village Setting
- Sitting Room with Inglenook Fireplace
- Attractively Fitted Kitchen/Dining Room
- 3 Bedrooms & 2 Bath/Shower Rooms
- Good-Sized 4th Bed/Studio Room
- Delightful Rear Garden
- Secondary Garden with Summer House

Viewing strictly by appointment via
Sole Agents Rural View (Salisbury) Ltd
01747 442500
admin@ruralview.co.uk

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Situation Lamb Cottage is situated on Hindon's attractive broad tree lined High Street. This highly desirable conservation village with its mix of old brick and Chilmarkstone houses and cottages has excellent facilities for a community of its size including a shop/post office, primary school, doctor's surgery, church, playground and two well-known dining pubs, The Lamb and The Grosvenor Arms. The larger village of Tisbury is three miles away and is developing a fine reputation for the quality of its independent shops, boutiques and amenities which include a sports centre, garage, vets and a station with direct rail services to London (Waterloo 1hr 50mins). It is also the home of Messums Wiltshire, an arts centre and gallery housed in an historic thatched tithe barn.

The Saxon hilltop market town of Shaftesbury is eight miles away and has a good range of shops, a supermarket, eateries, and secondary school, cottage hospital and is famous for the picturesque, steeply cobbled street of Gold Hill. The medieval cathedral city of Salisbury 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, Hindon 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 fishing. 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 Lamb Cottage is a spacious extended Grade II Listed attached village home filled with light and character. Constructed of rendered and brick elevations under a clay tiled roof, the cottage and neighbouring properties originally formed part of the Queens Head Inn, once one of Hindon's many historic coaching inns and which backs onto a delightful cobbled courtyard. Over the years the property has been updated and improved whilst retaining its essential character with beamed ceilings, an inglenook fireplace with dual-fuel stove, window seats and sash windows.

The well-proportioned principal rooms have good ceiling heights and the ground floor accommodation comprises a comfortable dual aspect sitting room with double doors leading to the open plan kitchen/dining room. Upstairs there are three double bedrooms on the first floor with a bathroom and separate shower room whilst on the second floor is a large vaulted loft room with wooden ceiling beams, eaves storage and which offers versatility as to how it can be used such as a 4th bedroom, work room, studio or study.

Outside Immediately to the rear of the property is a lovely approx. 50 ft southwest facing courtyard garden with space for al fresco eating, raised shrub beds, a further paved area for bbq's and a shed and oil tank. A narrow alley to the side of the house gives access to the High Street for oil delivery and maintenance. A gate from the courtyard garden opens on to Queens Head Yard with a footpath leading to the secondary private garden which is on two levels and is laid to lawn with paved terracing, planted beds, specimen trees and a good-sized wooden summer house.



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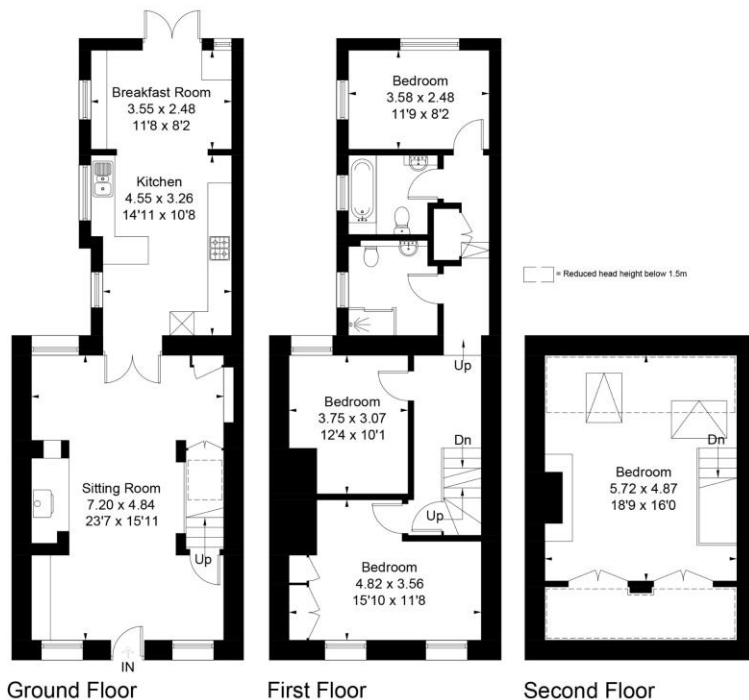
Approximate Area = 158.6 sq m / 1707 sq ft
Including Limited Use Area (14.8 sq m / 159 sq ft)

Directions From Tisbury proceed up the hill and out of the village, northwards. Follow this road through Fonthill Gifford and Hindon is the next village. Lamb Cottage is found on the High Street, on the left just before the crossroads.

Services Mains water and drainage, mains electricity, mainly oil fired central heating (three night storage heaters).

Local Authority Wiltshire Council 01722 336272
Council Tax Band C (£1741.00 2021/22)

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



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