



**HOOPERS FARMHOUSE, HIGH STREET, TILSHEAD, SALISBURY SP3 4RZ**

**01722 238711**

**BAXTERS**  
PROPERTY & LAND AGENTS



**HOOPERS FARMHOUSE, HIGH STREET, TILSHEAD, SALISBURY SP3 4RZ  
OFFERS IN THE REGION OF: £645,000**

We are delighted to bring Hoopers Farmhouse to the market which has been within the same ownership since it was acquired in 1978. This lovely late 17<sup>th</sup> century Grade II thatched cottage is constructed of chalk and flint with limestone quoins and flint footings and is centrally located within the rural Wiltshire village of Tilshead.

Not only visually stunning with its chocolate box characteristics but, look internally, and you will be presented with wealth period features including a truly impressive inglenook fireplace, two further working fireplaces with log burners, numerous beams and timbers and natural stone floors. There is also a vast loft space, with excellent storage.



Hoopers Farmhouse offers both flexible and spacious accommodation with two staircases; the current owner lives within one half of the property and successfully runs the other half as a cottage holiday let which we believe from the owner provides a generous income. Shaded on the Floor Plan is the area of the property which is utilised as a holiday let.

The ground floor comprises of a large main dual aspect living room, a spacious dining room and a further open plan reception room/living room which is currently in use as part of the holiday let. Off the dining area is a substantial single storey (single skin) kitchen extension with adjoining utility giving access to both areas of the garden. Overall, there are three generous bedrooms, a large family bathroom and an en suite bathroom located on the first floor.

To the front of the cottage is a walled garden with lawn, an attractive duck pond, flower beds, shrub beds and sweeping gravelled drive with excellent parking. There are gates to one side giving access to additional parking and a large courtyard/kitchen garden. The main garden is laid to lawn with mature shrubs and trees.

Hoopers Farmhouse is a most attractive property located in a popular village with wonderful character which should be viewed to appreciate its true potential.

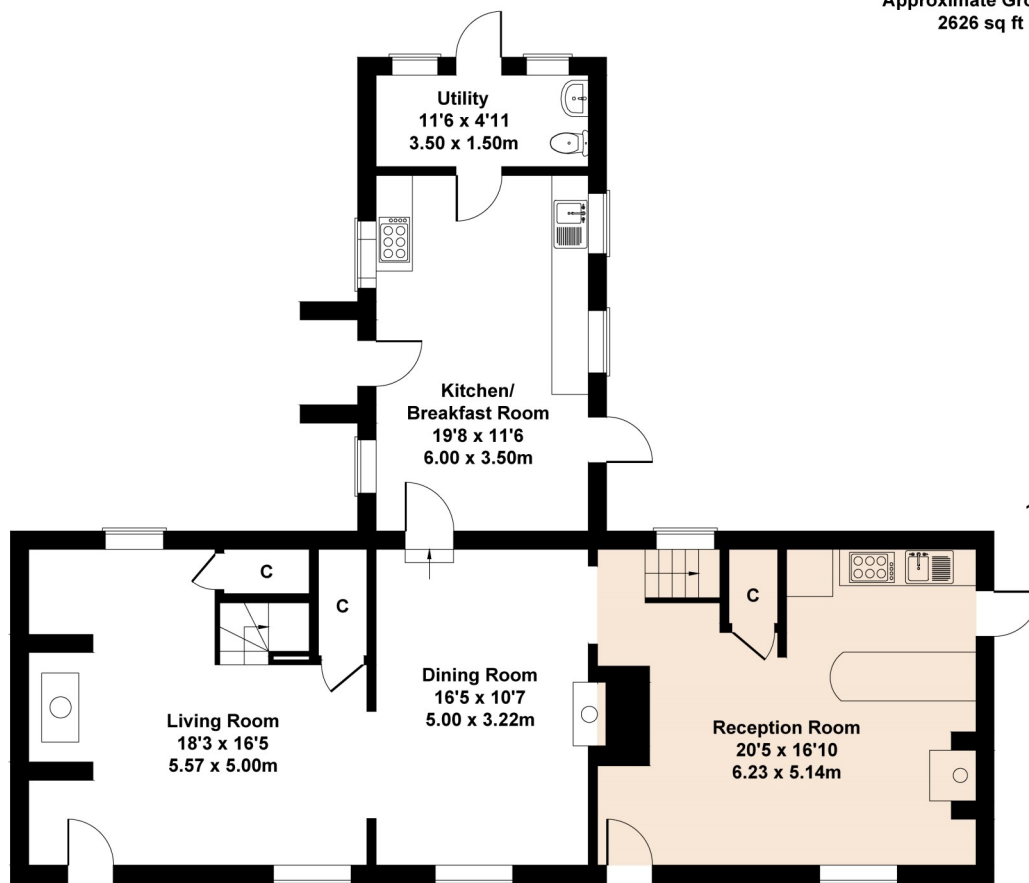
**LOCATION:** Tilshead is located in Salisbury Plain, some 20 miles north west of the cathedral city of Salisbury. Neighbouring settlements include Shrewton, Devizes and Warminster. Within the village is a Public House, primary and nursery schools, two churches, village hall and a local service station incorporating a local store. Salisbury has a fine range of social and educational amenities including the Salisbury Playhouse, Arts Centre and cinemas and a variety of state and private primary and secondary schools. It has a variety of leisure and recreational facilities including Five Rivers Leisure Centre, private members gymnasiums, golf club and recreation ground and three tennis clubs. There is also a mainline train service to London's Waterloo and the West Country.

**DIRECTIONS:** From Salisbury head north along the A360 Devizes Road to the roundabout junction with the A303. Continue straight over, heading north, for about half a mile and turn left at the Stonehenge roundabout signposted Shrewton and Devizes. Pass through the village of Shrewton and continue to Tilshead where Hoopers Farmhouse can be found on the right hand side immediately after the pub.



# Hoopers Farm, High Street, Tilshead, SP3 4RZ

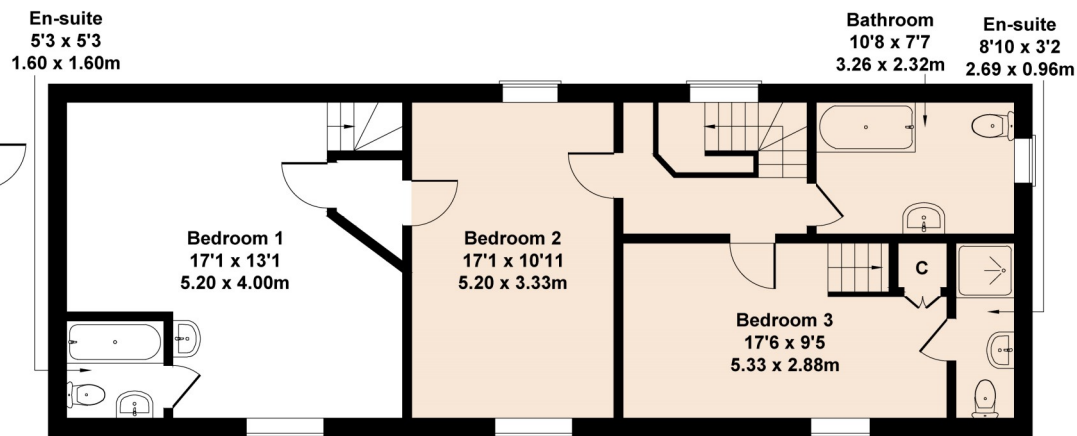
Approximate Gross Internal Area  
2626 sq ft - 244 sq m



**GROUND FLOOR**



**MEZZANINE**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band G : £3,699.77 for year 2024/2025 . Mains Water and Mains Drainage. Oil Central Heating.

**AGENTS NOTE:** Additional land and stables are available separately to rent or buy.

**DECLARATION:** For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10752.