

Fowler Fortescue
RURAL ASSET MANAGEMENT

Pythouse Farmhouse
TISBURY

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Newtown, Tisbury, Salisbury, SP3 5SH

£2,850 pcm

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A stunning four bedroom semi-detached farmhouse situated in a rural location with views across open countryside.

Kitchen Breakfast Room | Dining Room | Living Room | Study/Snug | Utility/Boot Room | Downstairs WC | Four Double Bedrooms | Ensuite to Principle Bedroom | Family Bathroom | Basement | Gardens | Private Driveway Parking | Double Garage

Description

A beautifully presented family home offering spacious, flexible accommodation with character features throughout. The ground floor benefits from kitchen diner, dining room with open fire, living room with log burner, a third reception room perfect for use as a study, snug or playroom, utility/boot room and downstairs cloakroom. The first floor offers a principle bedroom with ensuite bathroom, three further double bedrooms, and a family bathroom. Outside there is ample private parking, a timber double garage, as well as a large garden laid to lawn with mature trees and established shrubs.

Situation

The house is located in the sought after village of Newtown, near Tisbury, surrounded by beautiful countryside and endless walks throughout the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty. The popular village of Tisbury is just a few minutes by car, offering a range of amenities including shops, pubs, a doctors surgery, dentist, deli, leisure centre with outdoor lido, art gallery and mainline train station (London Waterloo 1hr 50 mins). The Cathedral City of Salisbury lies 18 miles to the east and boasts a wide range of shops, restaurants, bars, arts and recreational facilities. The hilltop town of Shaftesbury, 6 miles to the south-west, offers further amenities including supermarkets, cafes and famous historic landmarks.

The area provides a selection of state and private schools including Port Regis, Sandroyd, Chafyn Grove, Godolphin, Clayesmore, Bryanston, Bishop Wordsworth and South Wilts Grammar.

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Entrance Hall



Bedroom 2





Kitchen Diner

Accommodation

Front porch leading into entrance hall with doors into:

Sitting Room a bright double aspect reception room with woodburning stove, original floorboards and large sash windows.

Dining Room a large double aspect reception room with open fire and original floorboards

Kitchen/Breakfast Room newly fitted in the last couple of years, with stone worktop, electric range cooker, and undercounter space for dishwasher. Space for dining table and large sash window with views to the garden.

Study/Playroom/Snug a further reception room perfect for various uses

Utility/Boot Room with space for washing machine and tumble dryer.

Downstairs Cloakroom with sink and WC.

An impressive staircase with built in bookcase on the half-landing, stairs leading up to:

Main Bedroom a double room with views across open countryside, original floorboards and decorative fireplace. Benefitting from an **Ensuite Bathroom**.



Sitting Room

Bedroom Two a large double bedroom with built in storage cupboard, large sash window, original floorboards and decorative fireplace.

Bedroom Three a good sized double with built in cupboard, feature fireplace and views across open countryside.

Bedroom Four a good sized double room with large sash window and stunning countryside views.

Family Bathroom with white suite comprising bath, shower, wash hand basin and WC.

Outside

Double gates lead to an impressive circular driveway. The gardens are mainly laid to lawn, with mature trees and shrubs. There is a timber double garage offering additional storage.

EPC Rating The property has an EPC rating of E41.

Pets by application.



Main Bathroom

Services and Utilities

Mains electricity, mains water and septic tank drainage (to be recharged monthly). Oil fired central heating. Ofcom indicates there is Ultrafast broadband (up to 1000Mbps) available to the property via Wessex Internet. Mobile phone signal is good outdoors and variable indoors. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

Council Tax Wiltshire Council, council tax band F.

Availability The property is available from mid-November.

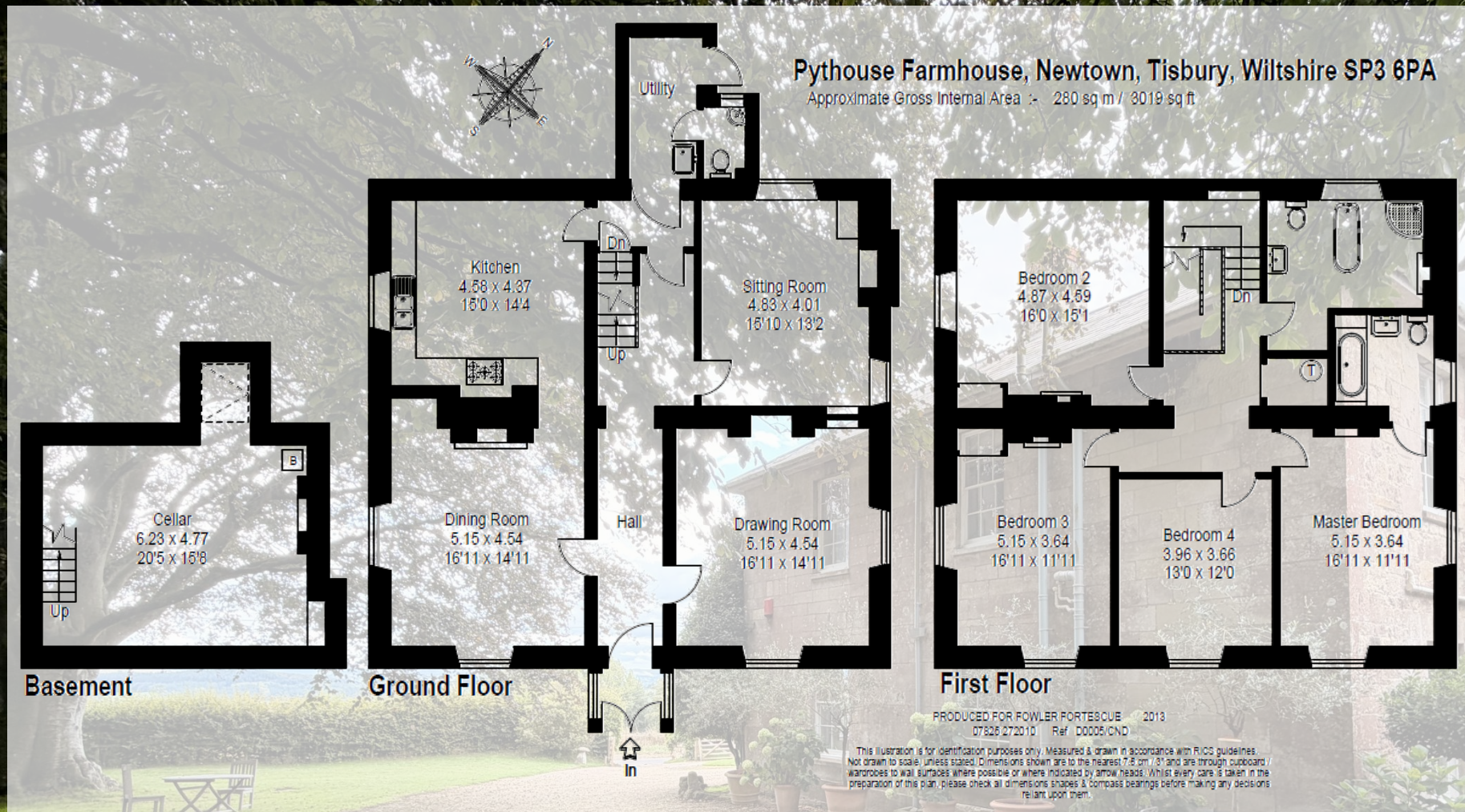
Rent £2,850 per calendar month.

Holding Deposit a holding deposit of £655 is payable to secure the property.

Security Deposit £3285 to be held for the duration of the tenancy.

Viewings strictly by appointment through Fowler Fortescue on 01747 356099

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.



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