

84 St Ann Street  
Salisbury







## 84 St Ann Street, Salisbury, SP1 2DX

A beautifully appointed Grade II\* Listed five bedroom home combining elegant period character with contemporary luxury, complemented by exceptional leisure facilities, landscaped gardens, and secure private parking.

**£3,950 Per Month**

### Tenancy & Restrictions

To be let on an Assured Periodic Tenancy, with a 12 month protected period, rolling monthly with requirement for a two month tenants' notice. No smokers.

### Outgoings

Council Tax Band: G

### Size

3386.00 sq ft

### EPC Rating

C (72)

### Features



5



4



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- Grade II\* Listed Building
- Kitchen with AGA, SONOS
- Elegant reception rooms, period features
- Four en suite double bedrooms
- Landscaped garden, BBQ area
- Pool outbuilding with WC and Shower
- Electric gates, 3-car parking
- Large cellar utility space

A immaculately presented five-bedroom end of terrace period home arranged over four floors, this substantially renovated residence offers a superb balance of space, character, and privacy. Carefully and comprehensively improved, the property seamlessly combines original architectural charm with contemporary finishes, resulting in a distinctive and welcoming home full of personality.

Designed with modern living in mind, it provides a rare opportunity for versatile central accommodation, with generous proportions throughout and a highly flexible layout with well balanced rooms that lend themselves equally to entertaining, family life, and quieter retreat spaces.

This thoughtfully configured home offers excellent adaptability, with areas that can be enjoyed independently or as a cohesive whole, making it ideally suited for extended family living or hosting private guests, all while maintaining a strong sense of comfort, space, and seclusion.



The striking kitchen forms the heart of the property, fitted with an electric AGA, separate fan oven, gas hob set within a central island, American style fridge freezer, integrated dishwasher, and sleek push to open cabinetry, complemented by integrated SONOS ceiling speakers for modern living and entertaining.

The accommodation includes a formal dining room rich in character, featuring wood panelled walls, exposed timber flooring, and a substantial wood burning stove, creating a warm and atmospheric setting for entertaining. The principal sitting room is equally impressive, showcasing an ornate decorative plaster ceiling, elegant wood shutters, and a large log burning stove, all enhanced by high ceilings and excellent natural light.

There are four spacious double bedrooms, each benefitting from a stylish en suite shower room finished to a high specification, complete with Bluetooth mirrors, rainfall showers, and multifunction systems. A further room provides excellent flexibility as a home office, dressing room, or additional bedroom.







To the rear, the beautiful garden features a spacious paved patio, built in stone BBQ station, and outdoor dining area, all surrounded by mature planting. Multiple seating areas create a relaxed and sociable layout, ideal for entertaining and outdoor living.

At the foot of the garden, a superb outbuilding offers exceptional leisure and practical space, featuring a endless swimming pool, WC, and showering facilities, along with integrated SONOS speakers and ample room for gym equipment or storage, making it a versatile and highly desirable addition.

Beyond the outbuilding, secure electric gates open to a shared driveway providing parking for up to three vehicles.

Further benefits include a substantial cellar level utility room providing extensive storage, work surfaces, and dedicated laundry space, ensuring the main living areas remain uncluttered and practical.





84 St Ann Street, is located in Salisbury, Wiltshire, a highly regarded cathedral city in the South West of England known for its historic character, strong community feel, and excellent surrounding countryside.

The area sits within easy reach of Salisbury's city centre, offering a mix of independent shops, cafés, restaurants, and everyday amenities, all set around the famous medieval market square and the iconic Salisbury Cathedral. The city also benefits from a strong cultural scene, good schooling options, and a range of leisure facilities.

Transport links are a key advantage, with Salisbury railway station providing direct services to London Waterloo, making it a practical location for commuters. Road connections are also strong, with access to the A36 and A303 offering routes towards Southampton, Bath, and the South Coast.

Surrounding the city is some of Wiltshire's most attractive countryside, including walks across the Salisbury Plain and nearby New Forest National Park within easy driving distance, providing a balance of city convenience and rural lifestyle.

Approximate Floor Area = 314.6 sq m / 3386 sq ft  
 Outbuilding = 38.8 sq m / 418 sq ft  
 Total = 353.4 sq m / 3804 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110680

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