

Toll Cottage, Townsend, Wylfe, Warminster, BA12 0RZ



 Myddelton & Major

We are proud to present

Toll Cottage

Townsend, Wylde, Warminster, BA12 0RZ

A superb, detached, three-bedroom cottage with garage and charming garden.

- A detached unlisted period cottage
- Recently extended to provide 1,288 sq ft of accommodation
 - Versatile living space across two floors
 - Amazing, vaulted reception room
 - Three first floor bedrooms
 - Detached garage of 130 sq ft
 - Private cottage garden





The Property

Built of stone and brick under a tiled roof, this charming period cottage is not listed and was extended in 2018 to create a generous family house of 1,288 sq ft. The house still retains a wealth of period features and presents extremely well.

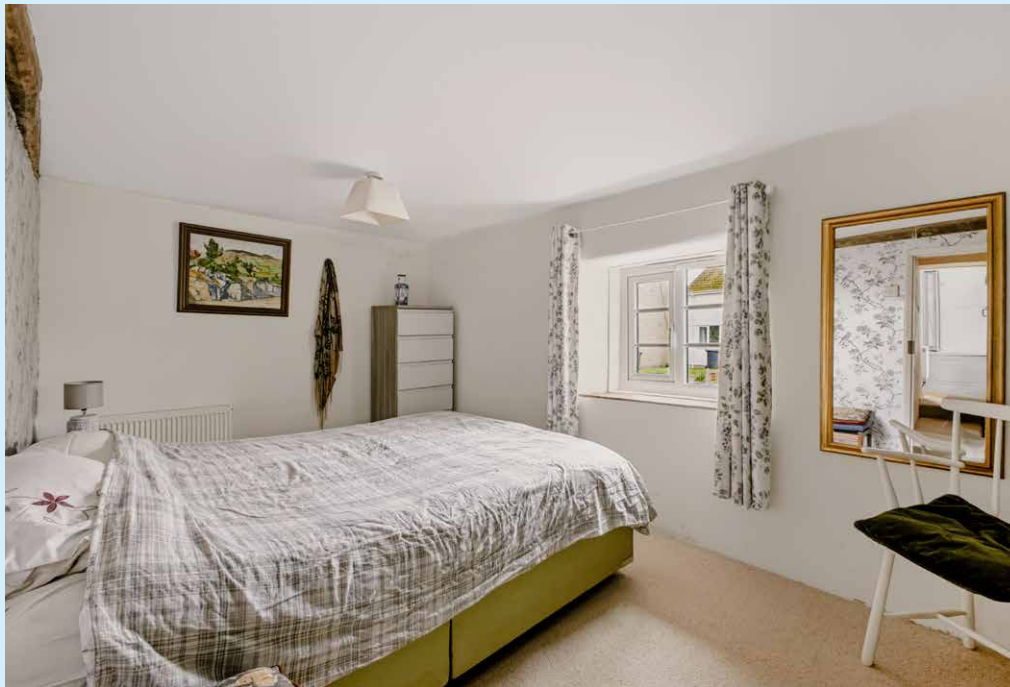
There are two doorways leading into the house from the street. The newer entrance leads into an inner hallway, with a separate shower room off and an exceptional vaulted living room. Most recently, this was also used as a sumptuous ground floor bedroom suite. This interconnects with the original cottage via a walk-through utility area with a further guest WC. The galley kitchen has traditional base and wall-mounted units with an electric oven and hob over. There is space for a breakfast/dining table with a door out to the garden. The sitting room is south facing and, although beamed, has good ceiling height and a lovely inglenook fireplace. The windows were recently renewed, with plantation shutters offering privacy and protection from the sun. Stairs rise from the sitting room to the first-floor landing where there are three bedrooms and a bathroom.

Outside

By extending the house, the owners have used a tranche of the previous parking area, yet there is still off-street parking for two cars, with a further garage.

The house flanks the village road, with the garden wrapping around the back and side. A lovely area of terrace just off the kitchen makes for a great place to eat out. As well as areas of lawn, there is a little summer house standing under a magnificent Horse Chestnut tree. There is a small area of kitchen garden (now untended) as well as the detached garage, presently used for machinery and garden storage.





Location

The property is situated within a Conservation Area, in the heart of the pretty village of Wylde, which is known for its friendly community and for being surrounded by the attractive countryside of the valley that bears the same name.

Wylde has a church with 13th Century origins, a village hall and a highly rated pub 'The Bell' which also serves as the village shop, whilst a supermarket, garage, primary school, doctors surgery & vets can be found at Codford less than 4 miles away.

The River Wylde is famous for its fly fishing and a young William Corbett spent a happy summer exploring the valley in the 1770's inspiring him in later life to travel back to Wiltshire and he mentions the village in his famous travelogue 'Rural Rides'.

Warminster and Salisbury provide a much wider range of leisure and retail amenities, whilst the A36, A303 and nearby trainline provides excellent communication links too.



Additional Information

Services: Mains electricity, water and drainage. Oil-fired central heating and wood-burner in sitting room. Ultrafast broadband up to 1000MB.

Tenure: Freehold

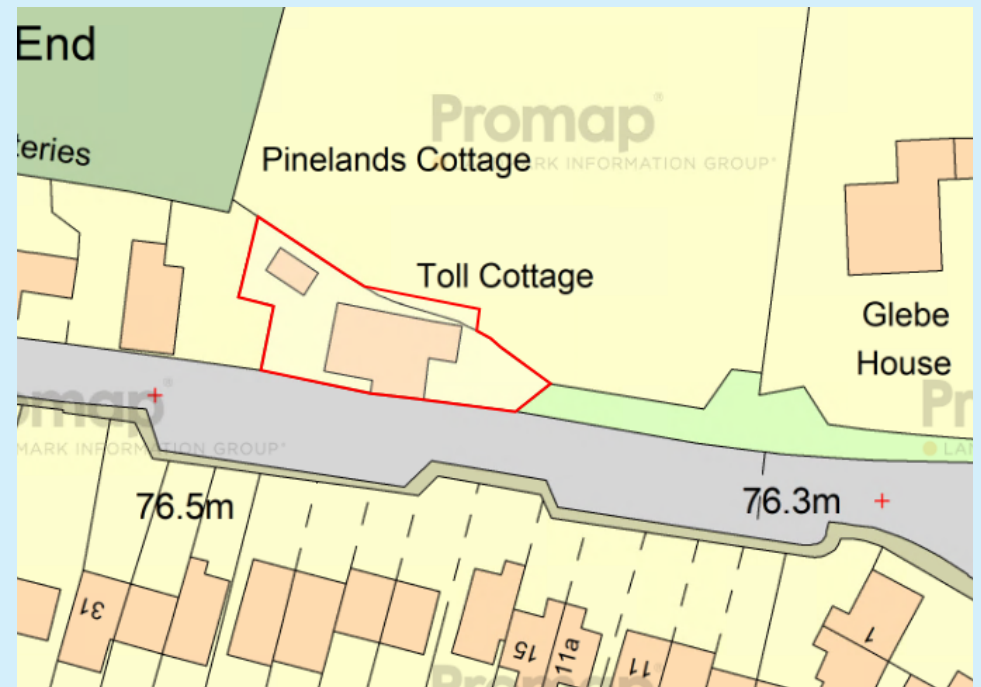
Local Authority: Wiltshire Council

Council Tax Band: D

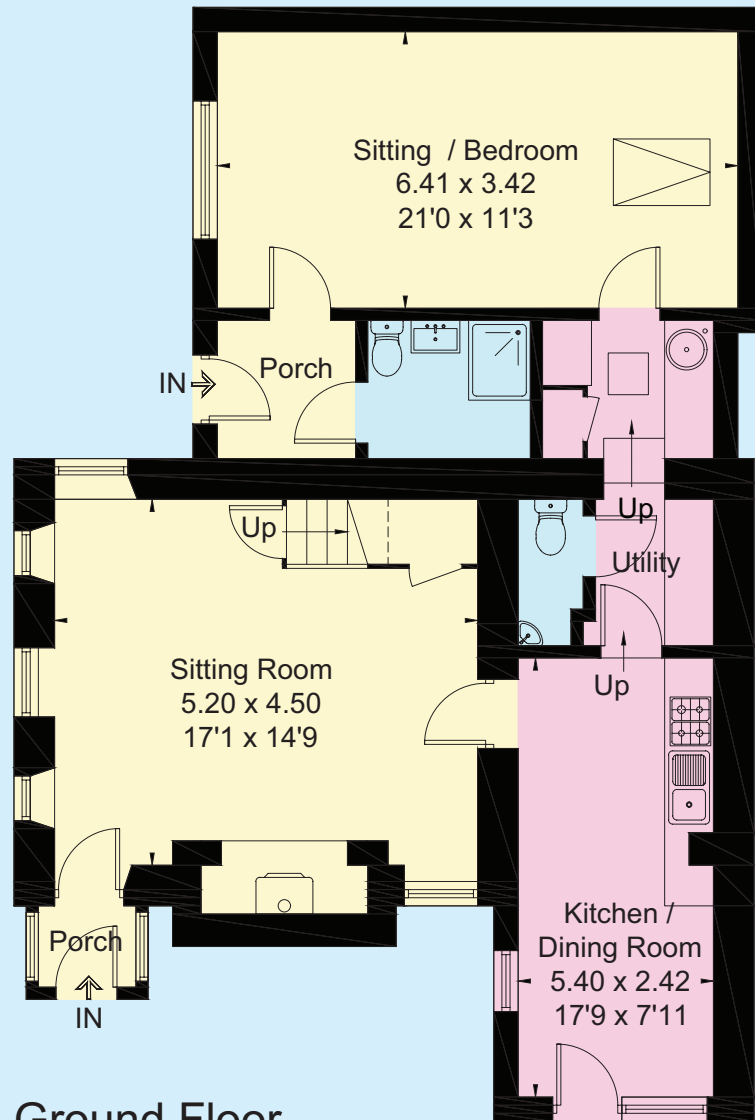
EPC rating: E (44)

Square Footage: 1,288 sq ft (main house)

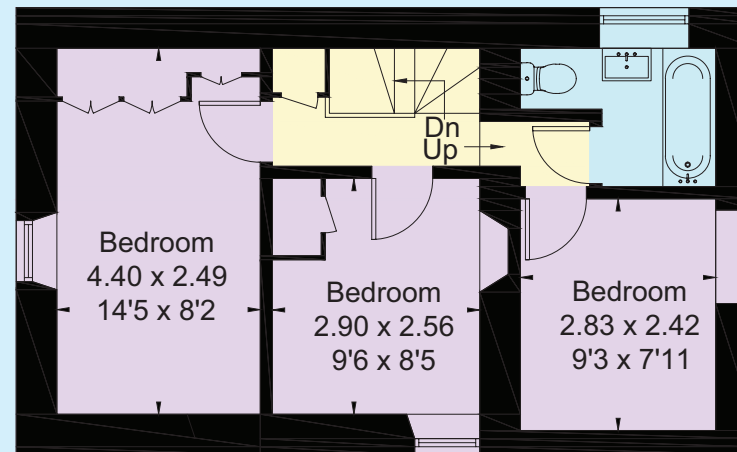
Agent's Note: There is a well in the garden which is covered but accessible near the side of the house.



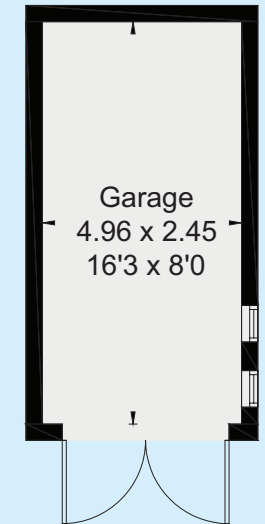
Approximate Floor Area = 119.7 sq m / 1288 sq ft
 Garage = 12.1 sq m / 130 sq ft
 Total = 131.8 sq m / 1418 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



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