



PEEL HOUSE

HIGH STREET, TISBURY, SALISBURY, WILTSHIRE SP3 6PS

Boatwrights
Estate Agents





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Wiltshire SP3 6PS

Summary Of Accommodation

- Located at the Top of Tisbury High Street
- Close to Amenities & Mainline Train Station
- Well Appointed Kitchen
- Large Sitting/Dining room, Plus Further Reception
- Open Study, Additional Storage Cupboards
- Three Bedrooms, with Ensuite to Principle
- Ensuite WC to Second Bedroom, Additional Family Bathroom
- South Facing Courtyard, Providing Garden & Parking
- Garage with Power & Lighting
- EPC: E

The Property

Being sold for the first time in approximately 40 years this unique opportunity, formally a bake house to the neighbouring shop, now a spacious residential home, providing flexible living for a number of different audiences, positioned at the Top of the ever-popular Tisbury High Street, close to amenities and mainline train station.

The accommodation which has been and continues to be beautifully cared for by the current owners, is predominantly arranged over one floor, and includes a well-appointed kitchen, large sitting room with gas fired stove, further reception which could serve a number of different uses, including a dining room/snug with wood burning stove, open study, two ground floor bedrooms, both with built in storage; the principal with large ensuite shower room, and a further family bathroom. To the first floor is a further double bedroom, again with built in storage, and ensuite WC. The property also benefits from several cupboards providing storage, one with plumbing for the washing machine.

Externally there is a single garage with power and lighting, as well as a south facing courtyard providing off-road parking and garden space.

The accommodation is traditional in its nature, but does provide further opportunity/potential for enhancement, should someone want to open up the kitchen into the extra reception (subject to checking).





Location

Tisbury is the principal village in Wiltshire's exceptionally popular and highly sought after Nadder Valley. With beautiful rolling countryside considered widely by many as offering the best walking in the south of England. Simply stunning views coupled with amenities to suit every requirement, it's no wonder that The Sunday Times has voted Tisbury in its Top 5 places to live in the UK since 2014.

Tisbury's picturesque, welcoming and thriving High Street is awash with high quality independent shops and services that include a butcher, solicitors, a highly regarded deli, hair salons, a hardware shop, florist, post office, as well as excellent cafés, a wine shop, community leisure centre a pharmacist, dentist and doctors' surgeries to name but a few, Tisbury really does have it all. An excellent primary school is present within the village as well as several very well supported community groups.

The village also offers a mainline railway station that provides services both east and west to Exeter St. Davids and central London respectively with Waterloo being only 1 hour 50 mins away approximately as a direct route. With golf at nearby Rushmore, racing at Salisbury and Wincanton and Messums Art Gallery occupying the Tithe Barn within Tisbury itself, the village really does offer something for everyone and brilliant links to other, local activities.

Outside

The property can be accessed directly from the Tisbury High Street, there is also a shared vehicular access to the side, leading into a private courtyard providing off road parking as well as access to the garage, with double doors, power and lighting.

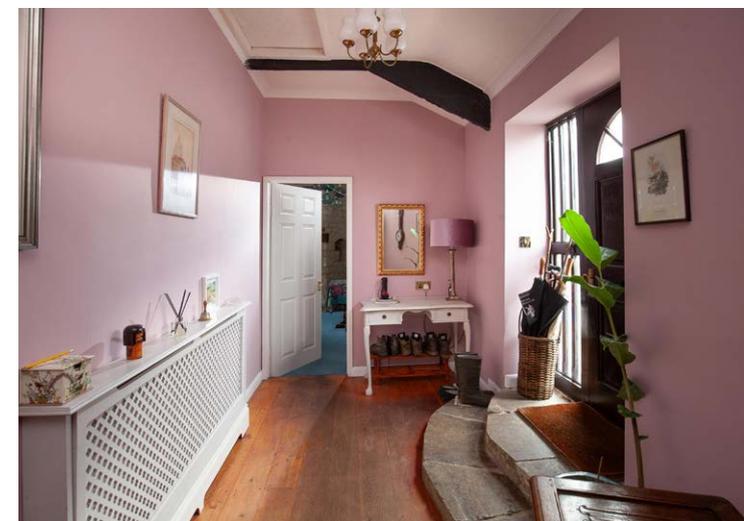
The sunny south facing courtyard can also be access from the extra reception room, as well as the hallway, where there is a small low maintenance garden, with mature planting providing colour and life.

Tenure: Freehold

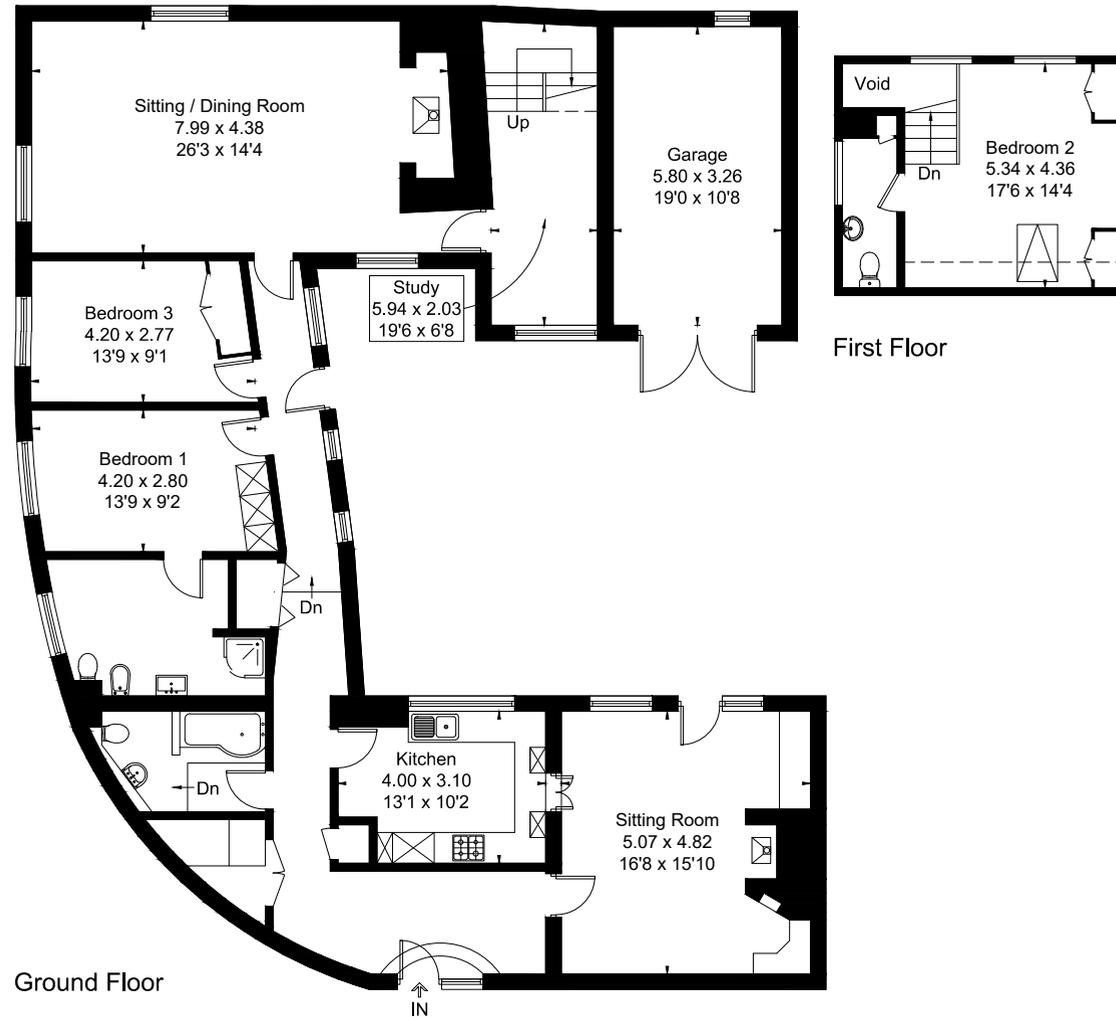
Services: The property is connected to mains electricity, water and drainage. There is oil fired central heating, as well as a gas fire in the sitting room.

The windows, heating and fuse board have all been updated in recent years.

Local Authority: Wiltshire Council, Band D.



Approximate Floor Area = 184.7 sq m / 1988 sq ft (Excluding Void)
Garage = 19.1 sq m / 205 sq ft
Total = 203.8 sq m / 2193 sq ft



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Important Notice

These 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. All measurements and the proportions of the floor plans provided are approximate. March 2026