



Key Features

- Incredible Peaceful Location
- Five Double Bedrooms & Four Bathrooms
- Open Plan Contemporary Kitchen/Dining Room
- Sitting Room with Log Burner
- Semi-independent Annexe
- Tiered Garden With Breathtaking Views

Tenure: Freehold | **EPC Rating:** E | **Council Tax Band:** E |

Services: Mains water & electricity, private sewage, oil fired central heating

Location

Bailey Hill Cottage is located in peaceful and highly desirable Sutton Mandeville, in the heart of Wiltshire's Nadder Valley renowned for its attractive, gently undulating countryside that forms part of the Cranborne Chase. The area is well served by Farm Cafe's and local farm shops along with excellent gastropubs alongside the hugely popular The Compasses Inn that is under half a mile from the property. The nearby village of Tisbury, just 8 mins drive, is the largest village in Wiltshire's Nadder Valley. The village benefits from a railway station which is on the main line between Exeter and London Waterloo. Tisbury has an excellent range of immediate facilities including a Co-Operative supermarket, several independent retailers, post office, public houses, doctors' surgery and leisure centre. The Medieval Cathedral City of Salisbury is located 12 miles to the East offering extensive, shopping, dining and entertainment facilities.

Inside the Home

Originally a charming traditional stone cottage, this beautiful home has been thoughtfully and extensively extended and improved by the current owners. The result is a seamless blend of character and contemporary design, where original features sit harmoniously alongside modern finishes, immaculately presented throughout. The ground floor offers a superb sense of space and flow, centred around a stunning open-plan kitchen/dining room with direct access to a patio with outdoor kitchen—perfect for both everyday living and entertaining. A log burner provides a cosy focal point for the sitting room, adding warmth and atmosphere. In addition, there is a separate study, ideal for home working, and a practical utility room. A particularly valuable feature is the ground floor secondary/annexe accommodation, comprising a sitting room, double bedroom and en-suite bathroom—perfect for multi-generational living, guest space or potential income opportunities. Upstairs, the property continues to impress with four generous double bedrooms. The principal suite benefits from an en-suite shower room and a walk-in wardrobe, creating a luxurious private retreat. The remaining bedrooms are served by a well-appointed family bathroom.

Outside Space

The outside space has been beautifully and thoughtfully designed to complement the home's elevated position. A variety of tiered patios with flowering borders create a series of distinct areas perfectly positioned to capture the sun at different times of day—ideal for outdoor dining, relaxation and entertaining. The gardens enjoy a high degree of privacy while making the most of the spectacular surrounding views. To the front of the property, there is off-road parking along with access to the garage, providing both convenience and practicality.

Shall We Book You in For a Viewing?

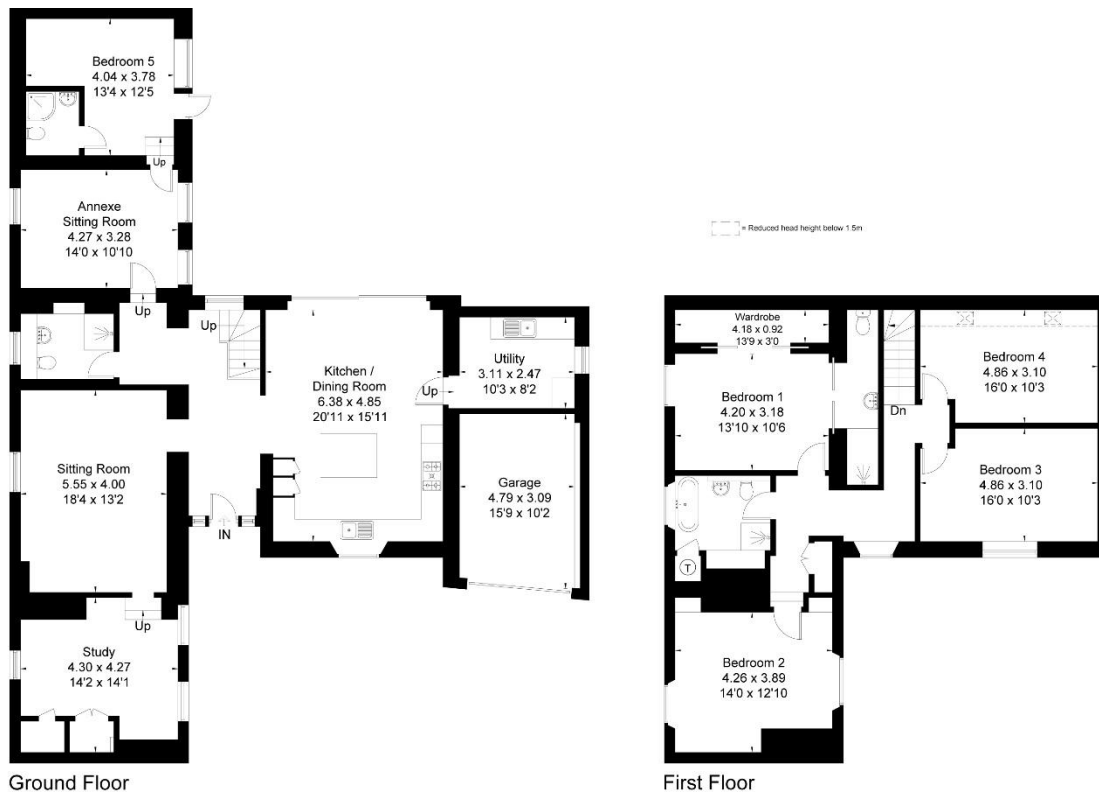
Strictly by appointment only via Boatwrights Estate Agents.

12 High Street, Shaftesbury, Dorset, SP7 8JG | 01747 213106
High Street, Tisbury, Wiltshire, SP3 6LD | 01747 859359

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Approximate Floor Area = 238.4 sq m / 2566 sq ft
 Garage = 15.3 sq m / 165 sq ft
 Total = 253.7 sq m / 2731 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.

12 April 2026