



2A CROW LANE, WILTON, SALISBURY SP2 0HB

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BAXTERS
PROPERTY & LAND AGENTS



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PRICE GUIDE: £185,000

Located in the heart of the historic Wiltshire County town of Wilton is 2a Crow Lane, a fabulous duplex apartment arranged over two floors overlooking the marketplace and the Heritage Grade 11* Listed Church of St Mary with part-surviving medieval chancel and nave arcade.

This unique property was professionally converted in 2011 and is offered for sale in beautiful condition. The accommodation is well planned, light & airy and of excellent proportions successfully blending the character of the original buildings' features with modern and contemporary fittings.



The feeling of space is evident upon entering the spacious and welcoming entrance hall, off which you will find a cosy sitting room with log burner, a good size kitchen/dining room with an excellent range of units and, a luxuriously appointed shower room. Of note and a particular feature of this fine home is the lovely attic bedroom with its fully exposed structural beams and timbers.

It is quite likely that 2a Crow Lane would appeal to variety of purchasers including first time buyers, investors, and downsizers. It is thought that the property, given its location and obvious charm would make a wonderful holiday let or Airbnb.

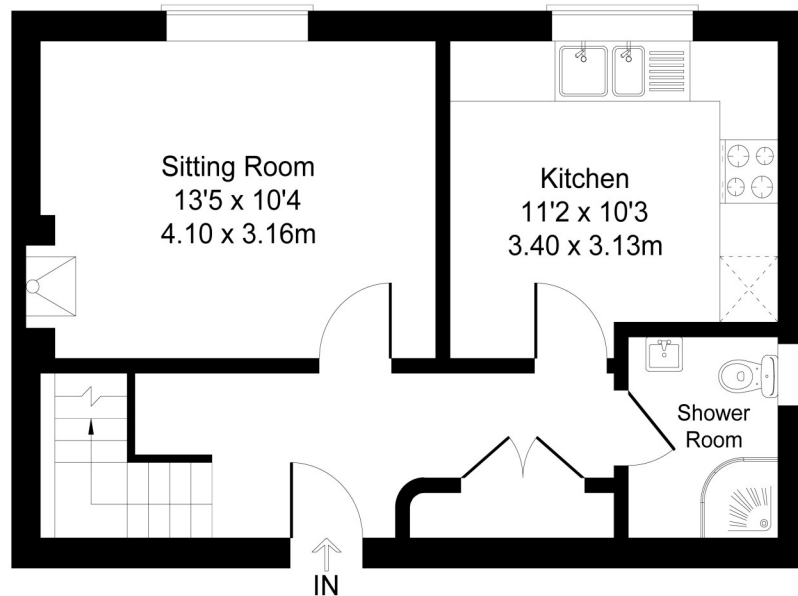
LOCATION: Located near the centre of the historic town of Wilton, (the ancient capital of Wessex), the property is within walking distance of the market square (and weekly market) and a range of shops including a small supermarket, baker, hardware store, coffee shops, chemist, hairdresser, interior design shop, pet shop and florist. There are churches for a number of denominations, pubs, a primary school, two doctors' surgeries, an optician and dental practices within the town. The cathedral city of Salisbury is approximately 3.1 miles away where there is a more extensive range of shopping, social and educational amenities, hospital, a twice weekly market and a mainline railway station serving London Waterloo and the West Country. The property is in reasonably close proximity to good walking country and Grovely woods.

DIRECTIONS: From the cathedral city of Salisbury proceed in a westerly direction along the A36 Wilton Road, passing the garden centre on your left. On the outskirts of Wilton at the roundabout, take the first exit left into the A30 Minster Street into Wilton; proceed, passing Wilton House on the left, to the traffic lights and turn right into North Street. Turn left just before the Co-Op into Crow Lane (opposite Russell Street).

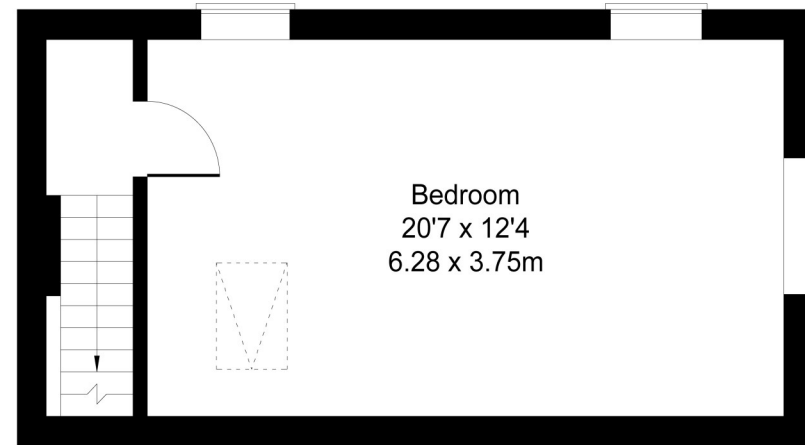


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Approximate Gross Internal Area 710 sq ft - 66 sq m



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

TENURE AND SERVICES: Tenure: Leasehold with a residue of a 999 year lease. No Ground Rent or Service Charge.
Local Authority: Wiltshire Council. Council Tax Band A : £1,749.82 for year 2026/2027. Mains Water and Electricity.
Mains Drainage. Electric Heating.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The 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. Ref: 10847.

