





# Swallowdale, The Quarry, Tisbury, Wiltshire, SP3 6HR

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## Key Features

- A Seriously Charming & Unique Cottage Within The Quarry Area Of Tisbury
- Could Benefit From Some Updating
- Four Bedrooms & Two Bathrooms
- Walking Distance To The Village Centre & Train Station
- Dual Aspect Kitchen / Breakfast Room
- Office / Study
- Beautiful Cottage Style Gardens
- Off Road Parking
- No Onward Chain

**Services:** Mains water, drainage and electricity are connected. The cottage is heated through an oil fired central heating system and a wood burning stove in the sitting room.

## Location

Tisbury is the principal village in Wiltshire's exceptionally popular and highly sought-after Nadder Valley, surrounded by breathtaking rolling countryside that is widely regarded as offering some of the finest walking in the South of England. The combination of stunning views and excellent local amenities has seen Tisbury recognised by The Sunday Times as one of the best places to live in the UK since 2014. The picturesque and thriving High Street supports a vibrant community and offers a wide range of high-quality independent shops and services, including a butcher, solicitors, a highly regarded deli, hair salons, hardware shop, florist, post office, cafés, wine shop, community leisure centre, pharmacist, dentist and doctors' surgeries.

The village and surrounding area are also home to some of the finest restaurants and gastropubs in the South West. An excellent primary school is located within the village, along with a number of very well-supported community groups. Tisbury benefits from a mainline railway station with services east and west to Exeter St Davids and London Waterloo respectively, with London reachable in approximately 1 hour 50 minutes via a direct service.

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

## Inside the Home

Welcome to the simply charming, Swallowdale. Located in The Quarry area of Tisbury, this gorgeous, heart-warming, light and airy cottage has characterful features bursting through every room. Offering over 2,000 sq. ft of accommodation space arranged over two floors the space is presented in a classical fashion. Briefly comprising an entrance hall, sitting room, downstairs shower room, dining room, dual aspect kitchen/breakfast room and workshop/storeroom. Upstairs are four bedrooms and a further reception room currently used as an office as well as a further bathroom.

## Outside Space

The charm of Swallowdale continues outside with the current owner truly transforming the garden in recent years. A cottage style outside space is present with intelligent, colourful planting as well as subtle upgrades to invite nature and provide all year-round interest.

There is a Summer House as well as a secluded and private terrace. To the rear of the cottage is a further garden that is mainly laid to lawn and bordered with vibrant shrubbery and fruit trees. In addition is off road parking that could be extended if desired.

## Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

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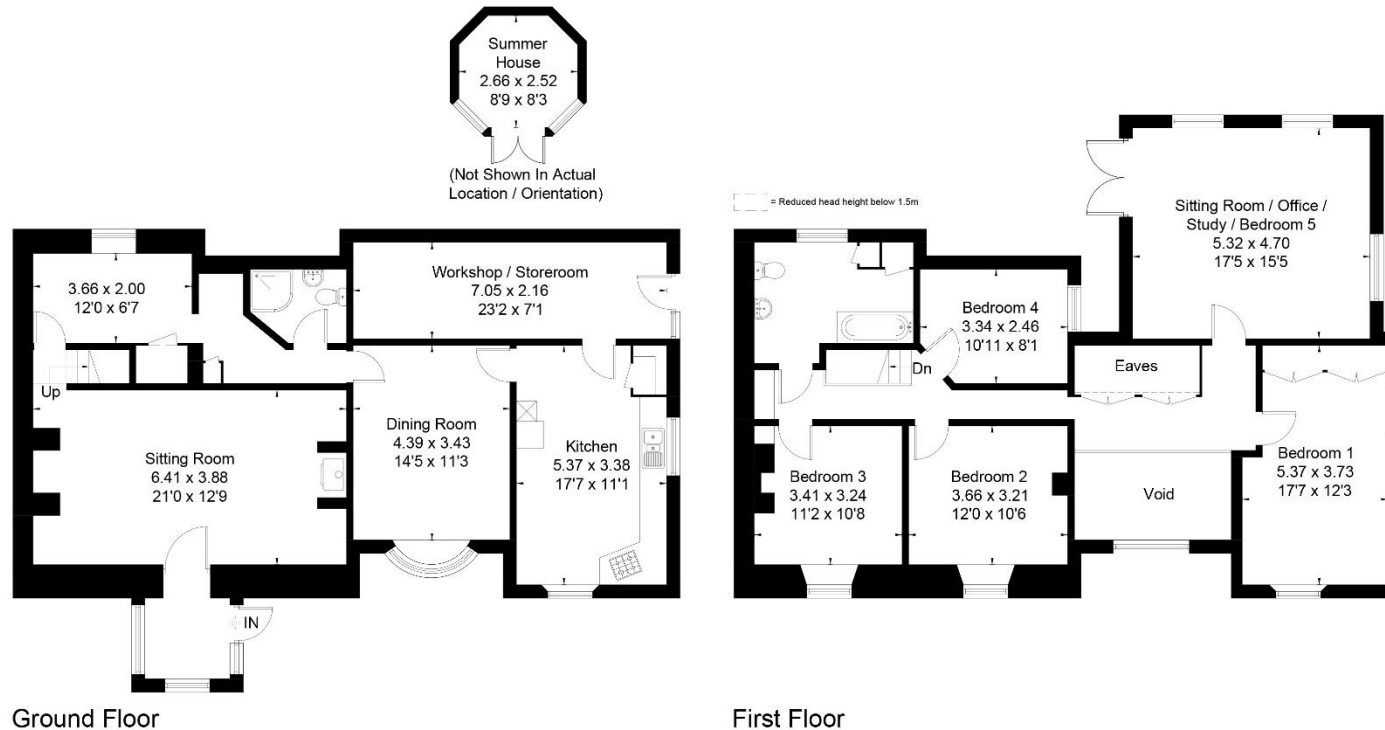


Approximate Floor Area = 203.9 sq m / 2195 sq ft (Excluding Void / Summer House)



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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 #105509



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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.

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