



Parsons Cottage, East Grimstead, Salisbury



## A beautifully positioned three-bedroom village house, standing in a large south-facing garden

Parsons Cottage East  
Grimstead, Salisbury,  
SP5 3SA

Guide Price  
£625,000



This an idyllic period village house, with origins thought to date back to the 17th Century, with more recent additions in about 1970. The house is not listed and constructed on brick under a thatched roof. A real hallmark for any property, the house has been in the same ownership for nearly 50 years. There is unquestionably some updating required, but the house offers a lovely set of rooms on both floors, with character and a surprising amount of light for a house of this age.

Steps lead down from the parking area to a hallway, from which the kitchen/breakfast room and dining hall are accessed. The kitchen has a lovely view over the front of the property and field beyond, with a pantry just off. The previous owner had to install a lift here, which runs directly up to the main bedroom above. It is 'freestanding' and can be removed if needed, and the opening repaired. The dining hall links most of the rooms, including a useful utility room with door to the garden outside, and a separate shower room. The sitting room is divine, triple aspect, with an inglenook fireplace and door out to the south-facing terrace outside. There is also a large boiler room, accessed from outside.

Upstairs, the landing leads to three bedrooms, and a family bathroom. The main bedroom has fitted cupboards and interconnects with bedroom three, should one need a nursery or want a dressing room for example. The lift from the kitchen comes up into the main bedroom at present, but again, could easily be removed and the floor space made good.

### Features

- **\*\*No onward chain\*\***
- 17th Century origins, yet unlisted
- Front and rear gardens • Detached double garage
- In all about 0.4 acres
- Detached village house of 1,345 sq ft
- Exceptional far-reaching rural views over surrounding countryside
- Detached double garage
- Freehold sale

### Tenancy & Restrictions

To be let on an Assured Periodic Tenancy, with a 12 month protected period, rolling monthly with requirement for a two month tenants' notice. No smokers.

### EPC Rating

E (48)

### Outgoings

Council Tax: Wiltshire Band F

### Size

1345.00 sq ft

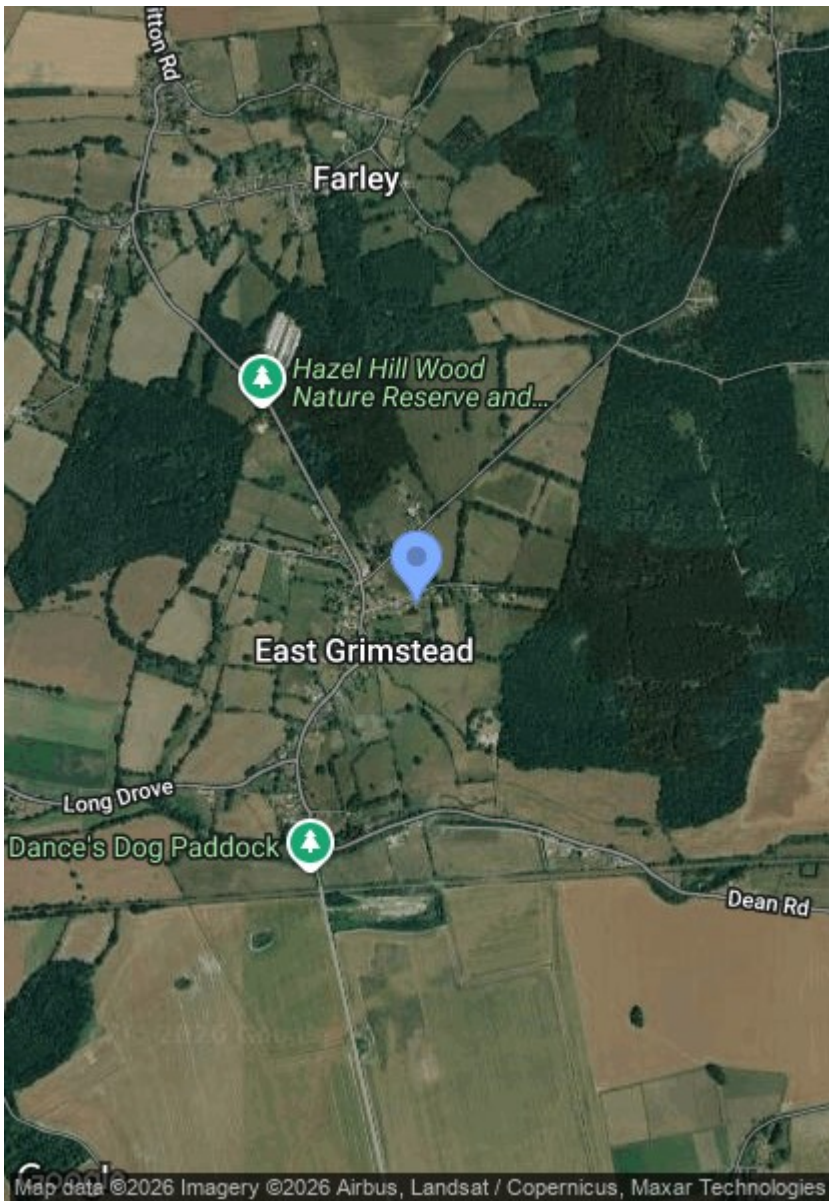
### Location

Approached directly off Bugmore Lane, there is gravelled parking for 2-3 cars, with a detached double garage as well. The garage also provides a workshop area with ample space for shelving. The brick footings of a former greenhouse can be found to the side of the house.

The gardens are a significant part of the property, and wrap around the house, with wonderful views of the fields and countryside beyond. The property extends to about 0.44 acres, which includes a large area of lawn, formerly an orchard. The previous owner also had a kitchen garden in the past.

A terrace at the back makes the most of the south-facing aspect of the house.





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