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## Key Features

- Beautiful Grade II Listed Property on Tisbury High Street
- Full of Character and Charm Throughout
- Large Sitting/Dining Room with Inglenook Fireplace
- Well Appointed Kitchen, Further Reception Room, Providing Flexibility
- Three Double Bedrooms, Family Bathroom, Additional WC
- Stunning South Westerly Facing Gardens Full of Colour
- EPC: Exempt

**Tenure: Freehold | EPC Rating: N/A | Council Tax Band: E |**

**Services:** The property is connected to mains electricity, water and drainage. Heating is electric, along with a wood burning stove in the sitting room. The potting shed has lighting, and there are external power points to both the potting shed and main garden.

## 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.

## Inside the Home

Welcome to the Old School House, believed to date back to the late 1600s, a charming Grade II listed stone built property, once part of Morgans Chapel, now a wonderful family home being sold for the first time in over 25 years, located in the heart of the village, within easy reach of amenities and the mainline train station.

The beautifully cared for accommodation, which has been enhanced by the current owners, whilst maintaining so many of its original character features includes, a welcoming entrance hall, large sitting/dining room, with inglenook fireplace, a well appointed kitchen, further reception room with flexibility (currently used as a study), three double bedrooms, served by a family bathroom with both bath and shower, and a further WC.

Externally the property benefits from an attractive Cottage style garden, as well as a large potting shed.

## Outside Space

The property is accessed from the High Street, via a private gated entrance, under an attractive stone archway, where you step into a small stone laid courtyard, perfect for colourful pot plants and providing easy access to the front door. A further gateway (also off of the High Street), provides access to the formal garden.

The sunny south westerly facing gardens can also be accessed from the kitchen where you step out into a stunning cottage style mature garden, bursting with colour and life. The majority of the garden is laid to lawn, all bordered by colourful planting, to be enjoyed throughout the different seasons. In the second, smaller garden there is a potting shed with lighting, which could also be used for storage.

## Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

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High Street, Tisbury, Wiltshire, SP3 6LD | 01747 859359

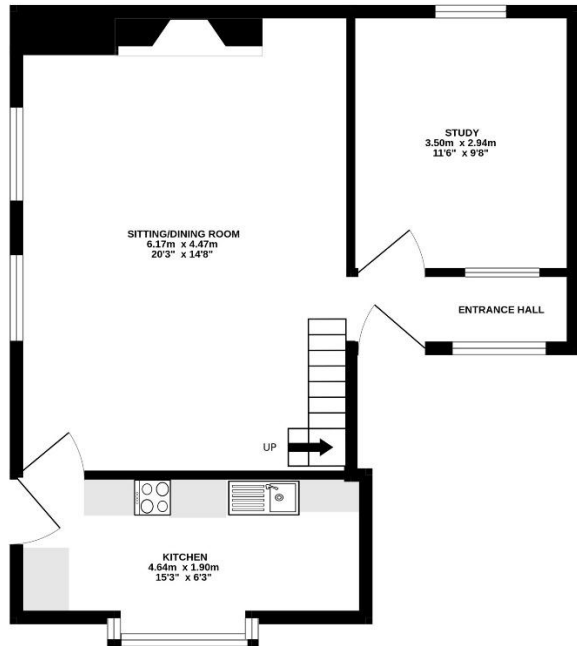
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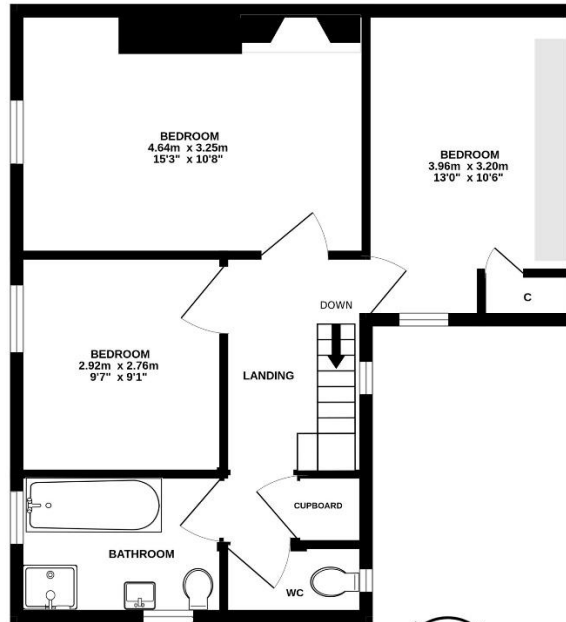




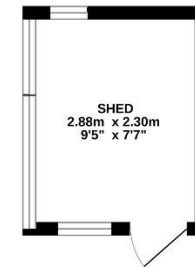
GROUND FLOOR  
48.8 sq.m. (525 sq.ft.) approx.



1ST FLOOR  
48.5 sq.m. (521 sq.ft.) approx.



SHED  
6.6 sq.m. (71 sq.ft.) approx.



**THE OLD SCHOOL HOUSE, HIGH STREET, TISBURY, SP3 6PS**

**TOTAL FLOOR AREA : 122.6 sq.m. (1320 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

30 April 2026