





## Key Features

- A Heart-Warming Grade II Listed c.17th Century Cottage
- Idyllic Wiltshire Village Location
- Approx. 1250 Sq. Ft. Of Accommodation, Plus Outbuilding
- Charming & Characterful Features Throughout
- Cosy Dual Aspect Sitting Room with Fireplace
- Two Bedrooms & Two Bathrooms
- Stunning Garden Room Extension with Bi-Fold Doors
- Excellent Studio/Workshop
- Beautiful South Westerly Facing Cottage Style Garden
- Off Road Parking, No Onward Chain

**Tenure: Freehold | EPC Rating: Exempt | Council Tax Band: D |**

**Services:** The cottage benefits from mains electricity and water. There is oil fired central heating together with a wood burning stove in the sitting room. Drainage is in the form of a private septic tank.

## Location

The village of Ansty is mainly within the Cranborne Chase conservation area, set within the area of outstanding natural beauty. It sits at the centre of beautiful rolling countryside with extensive walking. The village is steeped in history and has the beautiful 13th century St James Church and the Ansty Maypole one of the tallest in the country, that could well have been in existence since Saxon times; where May Day has been celebrated virtually every year.

Ansty village is located 2 miles south of the larger village of Tisbury which has an excellent range of facilities; 7 miles north-east of Shaftesbury (Dorset) and 14 miles south west of the cathedral city of Salisbury. The area is well known for the excellent Chalke Valley History Festival, and exhibitions at Messums Wiltshire (Tisbury), Hauser & Wirth (Bruton) and Hatch House Ballet. There are a number of good local public houses nearby with the Royal Oak at Swallowcliffe. There are many excellent state and independent schools within easy reach.

Trains: Tisbury (London Waterloo 1hr 45mins), Tisbury (Exeter St Davids 1hr 36mins).

## Inside the Home

Mullion Cottage is a simply charming, highly characterful c.17th century Cottage located within the beautiful Nadder Valley Village of Ansty. Offering approx. 1250 sq. ft. of accommodation arranged over two floors, the living spaces are full of original features that create a simply wonderful home.

Internally, the property offers an entrance porch, a dual aspect sitting room with a very handsome stone fireplace, a cottage style kitchen, two bedrooms with the main room benefitting from en suite facilities as well as a further shower room. In addition is a simply stunning garden room complete with bi-folding doors out into the garden that can be enjoyed throughout the seasons.

Externally there is a stunning south westerly face garden, parking for a couple of vehicles as well as a fantastic work shop / studio with further potential (STPP).

## Outside Space

Externally, the cottage presents a gravel driveway with off-road parking for a couple of vehicles. The entrance to the house is to the front via a porch with access to the main garden to the side.

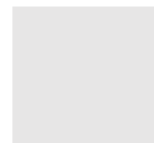
The beautifully presented, mature, south westerly facing cottage style garden is full of colour and life. Established lawns and vibrant flower beds are present throughout as well as a pond and two patio areas, one of which adjoins the garden room via the bi-fold doors enabling entertaining and dining alfresco with ease. The garden also benefits from views across the neighbouring fields and countryside. In addition, there is a greenhouse and vegetable garden, as well as an excellent workshop/studio that has all manner of possibilities.

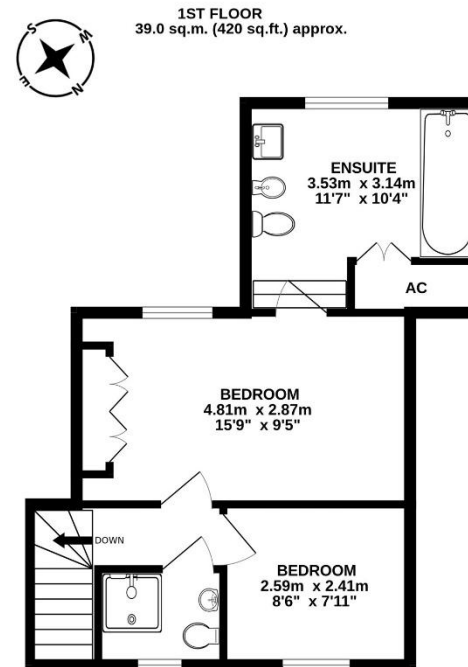
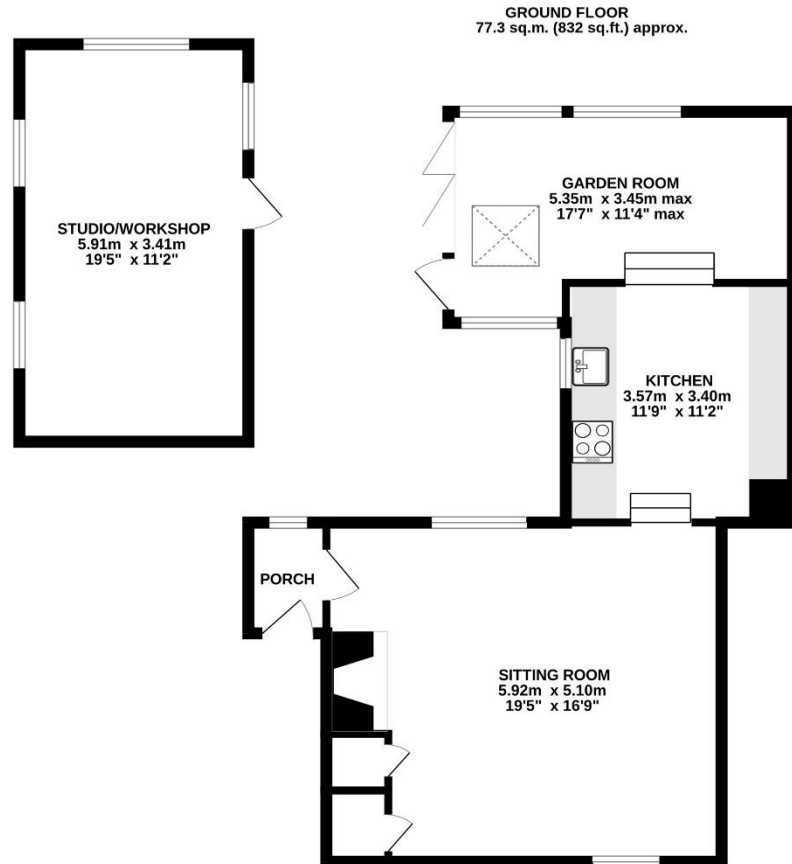
## Shall We Book You in For a Viewing?

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  
sales@boatwrights.co.uk | www.boatwrights.co.uk

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**TOTAL FLOOR AREA : 116.3 sq.m. (1251 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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14 April 2026