



2 Crook Hill Cottages

Alvediston, Salisbury, SP5 5LJ

Semi-Detached 3 Bedroom Cottage

A well-presented characterful cottage with large garden, workshop and beautiful countryside views.

£1300 per calendar month | Available mid-November

t. 01747 356099

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Fowler Fortescue
RURAL ASSET MANAGEMENT

2 Crook Hill Cottages

Alvediston

Salisbury

SP5 5LJ

Description/Location

2 Crook Hill is a three-bedroom semi-detached cottage, situated in the rural village of Alvediston. The cottage benefits from a large garden, off-road parking for 2 vehicles and stunning countryside views.

Alvediston is located in the Ebbles Valley, within the Cranborne Chase National Landscape. The village sits just 7 miles east of the market town of Shaftesbury, offering a range of supermarkets, leisure facilities, pubs, cafes and restaurants, as well as a thriving high street of boutique shops and larger retailers. The larger Cathedral City of Salisbury is just 12 miles away boasting a larger range of amenities.

Accommodation

The front door leads to a small entranceway and stairs up to the first floor.

KITCHEN/DINER

The kitchen area includes fitted units with electric cooker and space for undercounter appliance with an archway into the dining area with space for a fridge freezer and dining table. Door to back garden.

SITTING ROOM

With wood burning stove, windows to the front and two built in storage cupboards

UTILITY ROOM

Accessed externally, via a covered porch, with space for washing machine and tumble dryer

BEDROOM 1

A good sized double bedroom with built in wardrobe

BEDROOM 2

A double bedroom with views to the front

BEDROOM 3 / OFFICE

A smaller single bedroom, lending itself well to a home office.

BATHROOM

Including bath with shower over, hand basin and WC

Outside

There is a large garden to the side and rear, mainly laid to lawn with a decked terrace, making the most of the beautiful views. The property benefits from a workshop, with power supply, perfect for a home office, and off-road parking for 2 vehicles.

EPC

The cottage is EPC Exempt.

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The Old Dairy, Fonthill Bishop, Salisbury, Wiltshire SP3 5SH

Services

The property is heated via electric heaters, served by mains electric, private water and private drainage.

Ofcom indicates there is ultrafast broadband (up to 1000Mbps) available to the property. Mobile phone signal is good. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

Local Authority

Council Tax Band 'B' - Wiltshire Council

Terms

The rent is £1300 per calendar month, payable monthly in advance, exclusive of council tax and all utilities.

A holding deposit of £300 is payable to secure the property (see further details and conditions in our fee summary) and £1500 is payable as a security deposit.

Restrictions

Pets by application.

Availability

The property is available from mid-November.

Photos



Viewings

Strictly by prior appointment through Fowler Fortescue.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.



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