



THE OLD CARRIERS COTTAGE

COURT STREET, TISBURY SALISBURY SP3 6LN

Boatwrights
Estate Agents





THE OLD CARRIERS COTTAGE

Court Street, Tisbury Salisbury SP3 6LN

Summary Of Accommodation

- An Immensely Charming, Grade II Listed Nadder Valley Cottage
- Central Location, Close to Amenities & Mainline Train Station
- Kitchen with Room for Dining Table
- Stunning Large Family/ Dining Room with Fireplace
- Further Cosy Sitting Room with Fireplace
- Four Bedrooms, Two Bathrooms
- Further Space, Perfect for Study/Hobbies Room
- Utility Room, Plus Downstairs WC
- Garage, Garden & Parking
- EPC: Exempt

The Property

The Old Carriers Cottage was originally constructed of local Chilmark stone during the 1700's as a pair of Fonthill Estate cottages but has since been tastefully modified, extended and upgraded to now present a simply fabulous, Grade II listed Wiltshire village residence.

With over 2500 sq. ft (including garage) of flexible, high quality accommodation, this stunning cottage provides exceptional living spaces as well as characterful, charming original features throughout.

The beautiful accommodation which is arranged over two floors includes an entrance porch, large dual aspect family/dining room with fireplace, kitchen with ample room for a table, a further more cosy sitting room, again with a fireplace, separate utility room and downstairs shower room, four bedrooms, and a large bathroom with both bath and shower. A further area to the first floor provides a wonderful space for a library, or hobbies area.

Externally there is a single garage, off-road driveway parking and gardens to the side and rear, with views over the rooftops and countryside beyond.





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.

Outside

To the front of this very handsome property is a tarmac driveway that provides ample off-road parking as well as access to the garage which benefits from power and lighting. The front of Old Carriers is very pleasing to the eye with climbing roses, and an established wisteria that provides a heart-warming welcome upon arrival.

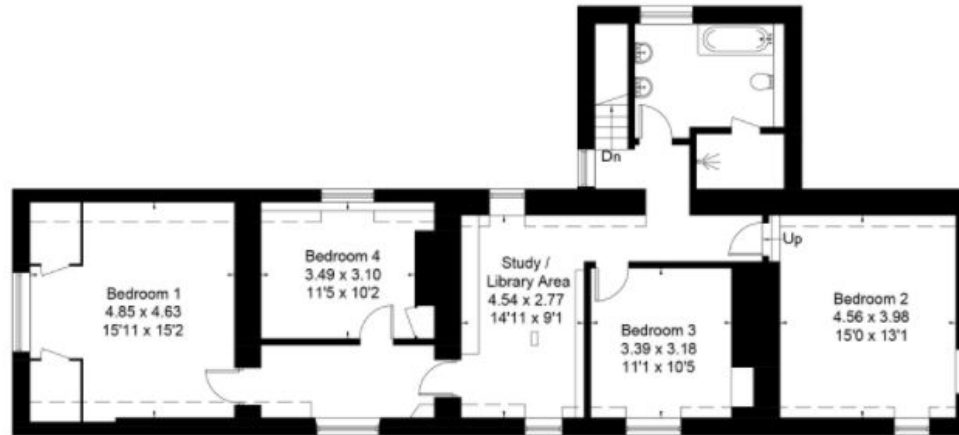
A set of tiered steps lead to the beautiful cottage style rear garden which has been meticulously developed and maintained over years of thoughtful ownership and is simply wonderful.

With numerous, colourful and vibrant planting beds, further rose climbers, perfectly stocked beds and specimen trees the garden can be enjoyed throughout the seasons and offers a private, peaceful outside space. The garden can also be accessed from the rear of the house where a spacious paved patio and raised decking is present providing an ideal spot for entertaining, with views over the village rooftops and the countryside beyond.

Services: Mains water, electricity and drainage are present as well as a regularly serviced oil fired central heating system. There are working fireplaces in the dining/family room and the sitting room.



Approximate Floor Area = 214.7 sq m / 2311 sq ft
 Garage = 22.4 sq m / 241 sq ft
 Total = 237.1 sq m / 2552 sq ft



First Floor



Ground Floor

