



RV RURAL VIEW

Peel House
Tisbury - Wiltshire

Peel House
High Street
Tisbury
Salisbury SP3 6PS

A unique period property conveniently positioned in this popular village.

- Entrance Hall
- Sitting Room & Dining Room/Snug
- Kitchen
- 2 Ground Floor Bedrooms (1 ensuite)
- First Floor Bedroom & WC
- Family Bathroom
- Office
- Courtyard Parking & Garage

Viewing strictly by appointment via
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Situation Peel House is positioned towards the edge of sought-after Tisbury, but within easy reach of its bustling centre. Tisbury is the principal village in the beautiful Nadder Valley and has become increasingly popular amongst discerning buyers due to its excellent choice of independent local shops, boutiques and eateries, as well as its many facilities including a primary school, doctor's and dental surgeries, vets, sports and community centre, garage and a station with direct rail services to both London (Waterloo 1hr 50mins) and the West Country. It is also home to the 14th Century thatched tithe barn at Place Farm, where Messums West, a contemporary Arts Centre and Gallery is situated.

The Saxon hilltop town of Shaftesbury is 10 miles away and has a good range of shops, supermarkets, a well-respected secondary school, cottage hospital and is famous for the picturesque steeply cobbled street of Gold Hill. Salisbury, meanwhile, is 13 miles distant and has more comprehensive shopping, entertainment & leisure amenities as well as a district hospital. The local road network gives access to the other main towns in the region including Bath, Blandford, Sherborne and Warminster as well as to the South Coast, while the A303 links with the M3, making London readily accessible for the motorist. Many families are drawn to South Wiltshire by the excellent choice of state and private schools.

Set amidst the particularly attractive undulating countryside of the Nadder Valley, part of the Cranborne Chase National Park, Tisbury is an excellent base from which to explore many miles of footpaths and bridleways with a variety of rural pursuits available including walking, riding, cycling and fishing. Sailing can be found at Shearwater near Warminster, racing is at Salisbury, Bath and Wincanton and golf at Tollard Royal, Warminster and Salisbury. There are several excellent dining pubs in the vicinity as well as many places of interest such as the Longleat Estate, Old Wardour Castle, Stourhead Gardens, Wilton House and Stonehenge.



Property Constructed of mostly stone elevations under a tiled roof, Peel House has a distinctive history, once being the bakehouse to the adjoining retail store when Tisbury High Street was rich with outlets of all descriptions. The layout is unique and the accommodation generous, mostly on the ground floor, with a first floor bedroom over the garage. The front door gives way to a good sized hall with oak flooring and a high ceiling. To the right is the dining room/snug, again with a high ceiling and having a large fireplace with woodburning stove, fitted shelving and cupboards, and a door to the courtyard. This room could easily be incorporated into the kitchen to create a large family space.

A passage from the hall has plenty of storage, a door to the courtyard and leads to the majority of the rooms, including the well-fitted kitchen with granite worksurface and hatch to the dining room. Both ground floor double bedrooms have built-in cupboards and one has an ensuite wet room with underfloor heating. The family bathroom has a shower over the bath and there is a large sitting room at the end. This is a very good room, with an inglenook fireplace and bespoke fitted shelving and cupboards. There is a hatch to a large, boarded loft room, and a gas (bottled) woodburner-effect fire.

Off the sitting room is an office/work room with fitted pine cupboard and stairs rising to the first floor double bedroom, which has under eaves storage and an ensuite wc.





Outside Set within the crook of the property is a lovely cobbled courtyard with a south facing aspect. There is a brick terrace enhanced by a wisteria-clad arbor, box hedging, shrubs and bay tree, while the walls are timber clad and there is a wood store with space for the calor gas bottles beside it.

This is a delightful space for sitting out and enjoying al fresco dining.

Parking for one vehicle is within the courtyard behind double timber gates, while further parking is available in the brick-built garage. This comes with power and light, shelving and a vehicle inspection pit.

Directions Post Code SP3 6PS (Top of the High Street, on the corner of Cuffs Lane).
What3words: ///hillsides.stump.simulator

Services Mains water & electricity. Mains drainage. Oil fired central heating supplemented by night storage heaters, bottled gas fire.

Local Authority Wiltshire Council 01722 336272, Council Tax Band D

EPC Energy Efficiency Rating

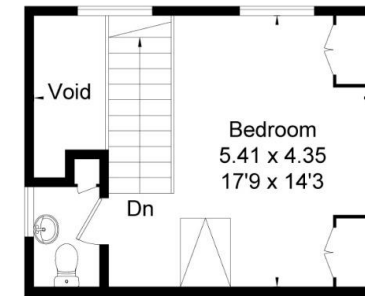
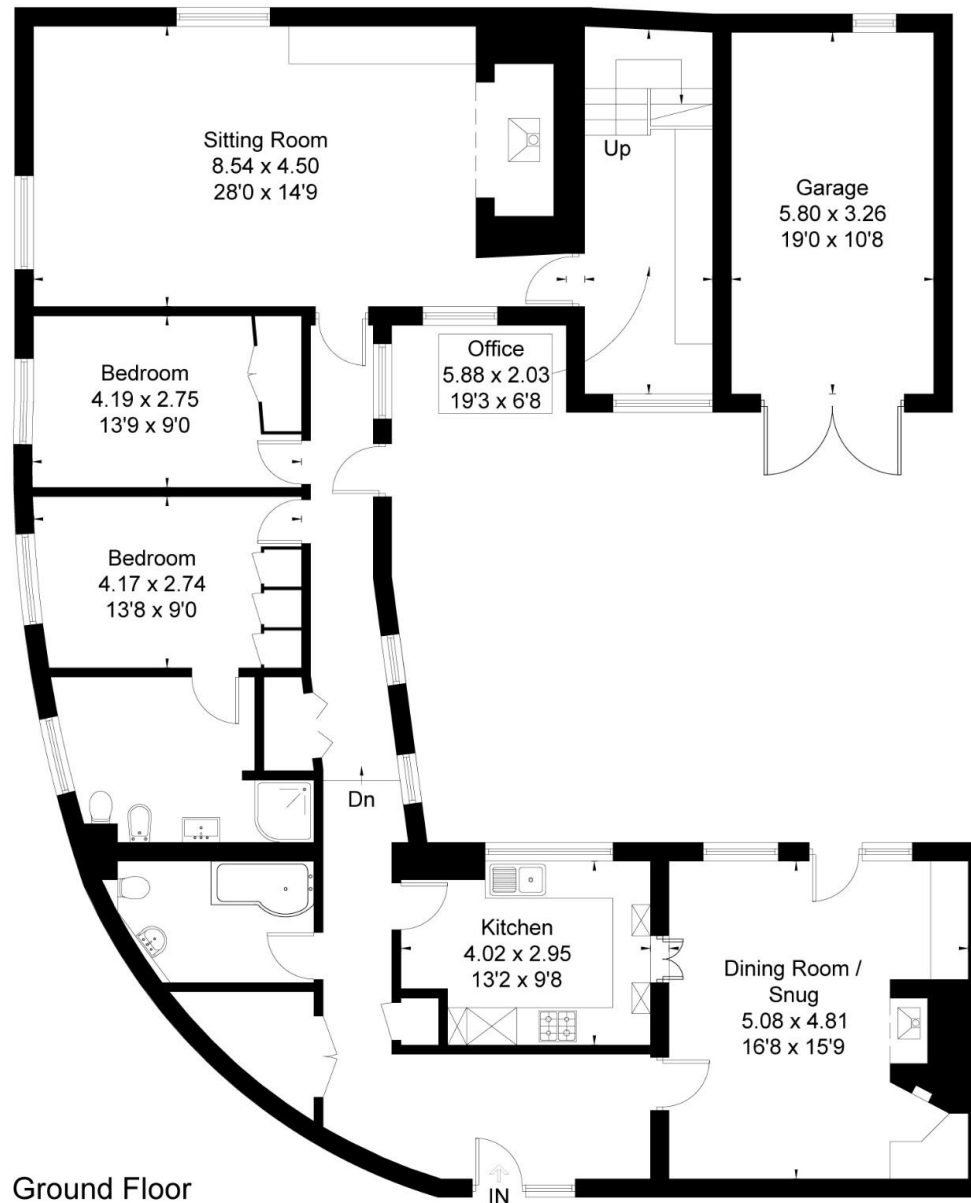
Current: E (52) - Please refer to the agents for the complete report.

Agent's Note: A pedestrian and vehicular right exists over the neighbouring drive for access to the courtyard and garage.



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Approximate Floor Area = 182.3 sq m / 1962 sq ft
Garage = 19.1 sq m / 205 sq ft
Total = 201.4 sq m / 2167 sq ft
(Excluding Void)



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #87585



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