



RV RURAL VIEW

13 Says Cottages
Hindon - Wiltshire

13 Says Cottages Hindon Salisbury SP3 6DS

A delightful Grade II listed semi-detached cottage, set in a tucked-away spot with a garden.

- Sitting/Dining Room with Inglenook
- Kitchen/Breakfast Room
- First Floor Double Bedroom
- Second Floor Double Bedroom
- Bathroom
- Rear Courtyard
- Charming Front Garden

Viewing strictly by appointment via
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Situation 13 Says Cottages is conveniently tucked away off the High Street in this highly desirable conservation village. Hindon has a rich history, once being a major centre in the area, and now retaining excellent facilities for a community of its size, including a shop/post office, doctor's surgery, primary school, church, and two well-known dining inns, The Lamb and The Grosvenor Arms. The larger village of Tisbury is three miles away and has a fine reputation for the quality of its independent shops, boutiques and amenities, which include a sports centre, garage, dentist, primary school and a station with direct rail services to London (Waterloo 1hr 50 mins). It is also the home of Messums Wiltshire, a contemporary arts centre housed in an historic thatched tithe barn.

Shaftesbury (8 miles) has a good range of shops and amenities, a secondary school, cottage hospital and the famed, steeply cobbled Gold Hill. The medieval cathedral city of Salisbury (16 miles) has more comprehensive shopping, arts and leisure facilities and a district hospital. The area's other principal towns including Bath, Blandford, Sherborne and Warminster are all easily linked via the local road network, as is the South Coast, whilst the West Country, London and the motorway network are accessible by the A303/M3.

Set amidst the attractively undulating countryside of the Nadder Valley, part of the Cranborne Chase National Landscape, Hindon is an excellent base from which to explore the many miles of local footpaths and bridleways, and there are a variety of rural pursuits available. 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 House and Gardens, Wilton House and the Fovant Badges.



Property 13 Says Cottages is an endearing property. Grade II listed and dating from circa 1700, the double-fronted cottage is constructed of dressed stone elevations with a brick extension under a tiled roof and is situated in a tucked-away position along Bakehouse Yard Lane on the west side of Hindon's famous tree-lined High Street.

The accommodation is set on three floors and is full of charm and period detail. A brick path leads to the front door with a pitched canopy, opening into a wonderfully cosy sitting room with a beamed ceiling and large inglenook fireplace with woodburning stove. The front stone-mullioned windows have stripped pine frames and there are window seats to both front and rear.

At the rear of the property is a fitted kitchen with a vaulted ceiling, windows on the south-west side and tiled floor. A side door with window leads to the pretty brick-paved courtyard at the back of the cottage.

The first-floor landing is accessed via a dog-leg staircase from the sitting room, and gives way to a double bedroom and bathroom, the latter with a stripped pine window frame. On the second floor is a further double bedroom, set within the eaves and having dual-aspect views. Exposed floorboards and planked, latch doors enhance the charm. (Subject to the necessary consents, there is scope to extend the kitchen at the rear).





Outside A real joy of this property is its cottage garden, created with wildlife in mind and full of habitat, structure and seasonal interest. North-east facing, but with a sunny aspect, British native plants thrive alongside a variety of biennials, perennials, shrubs and trees. There are climbers, roses and ferns, while a pond with marginal planting attracts frogs and newts.

In the summer months the garden is alive with pollinators and visited by hedgehogs, while the winter seed heads provide food for birds. A paved path leads past a quince tree to compost bins and an implement shed, where there is an ornamental hawthorn and ginkgo close by.

This is currently very much a gardener's garden, but most adaptable and a lovely environment to enjoy away from the High Street.

Directions Post Code SP3 6DS

The property is found through Bakers Arch, about 30 metres along on the right, via a short flight of steps.

What3words: ///porridge.refilled.flopped

Services Mains water and electricity, mains drainage, hot water via electric immersion, electric heating.

Local Authority Wiltshire Council 01722 336272

Council Tax Band C (£2,076.86 2025/26)

EPC Energy Efficiency Rating

As a listed property, under current regulations an EPC is not required.

Broadband: 80 Mbps Download 20 Mbps Upload

(Ofcom predicted highest available speed)

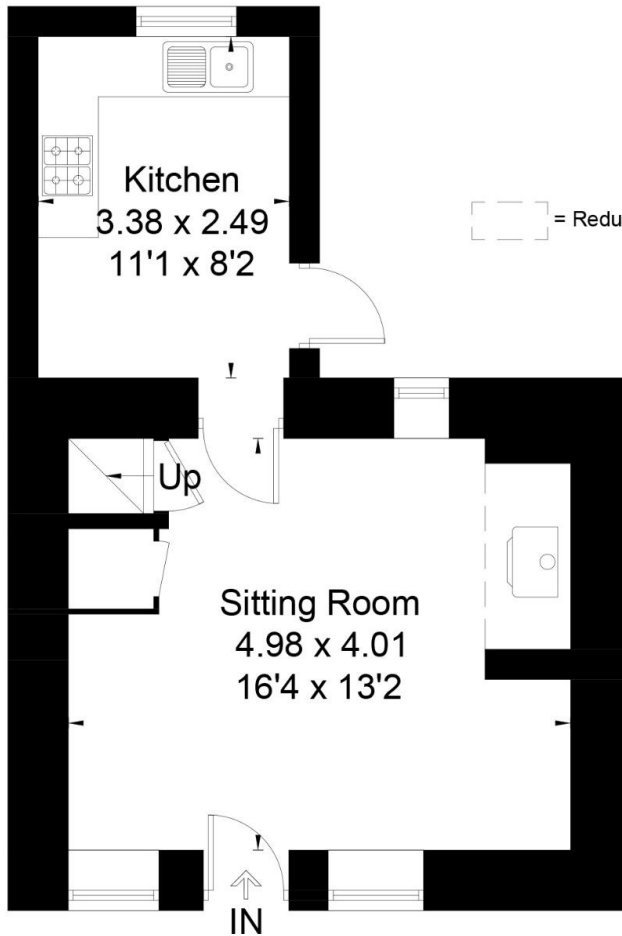
Mobile signal: Indoor variable Outdoor variable

Agent's Note: There is restricted headroom in the second-floor bedroom.

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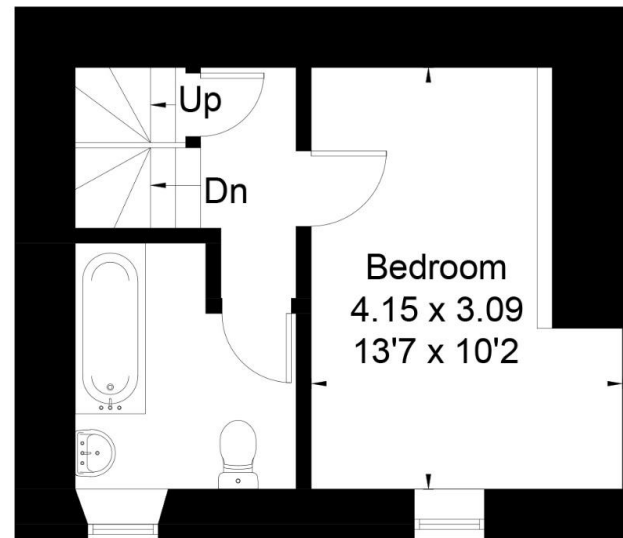
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Approximate Floor Area = 72.7 sq m / 782 sq ft

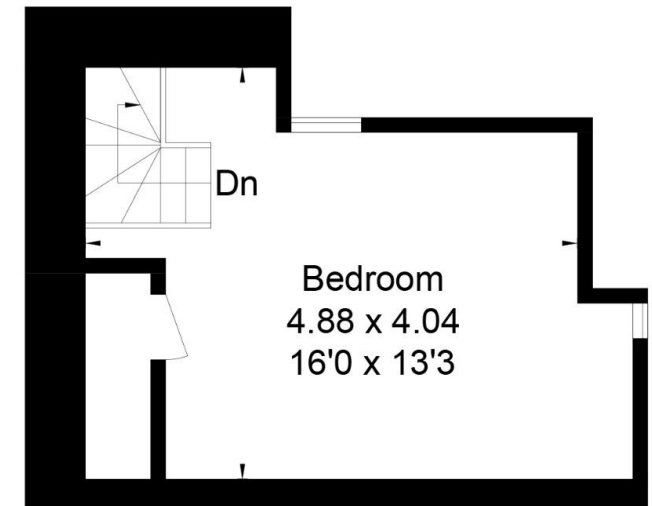


Ground Floor

[] = Reduced head height below 1.5m



First Floor



Second 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 #87644



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