

# 13 SAYS COTTAGES

HINDON, WILTSHIRE



**RV**  
RURAL VIEW

# 13 Says Cottages

Hindon, Salisbury, Wiltshire SP3 6DS

Tisbury 3.5 miles, Shaftesbury 8.5 miles, Salisbury 16.5 miles

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A charming semi-detached cottage with a delightful garden, set well off the High Street in this popular village

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Cosy Beamed Sitting Room | Vaulted Kitchen/Breakfast Room

Two Bedrooms | Bathroom

Lovely Front Garden & Rear Courtyard



**RV** RURAL VIEW

The Loft, Tisbury, Wiltshire SP3 6JG

01747 442500

admin@ruralview.co.uk



### 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 close by 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 West, a contemporary gallery and arts centre.

Shaftesbury 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 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 historic interest.

### PROPERTY

This 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 delightful, tucked-away position off 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, it has a pond, trees and climbers, while at the bottom there is a shed and compost area. In the summer months the garden is alive with pollinators, and it is a special environment in which to enjoy nature and relax.

### DIRECTIONS (SP3 6DS)

What3words: ///porridge.refilled.flopped

Bakers Arch Lane is halfway down the lower part of the High Street on the right. Turn in here and the property can be found after about 30m on the right, up a short flight of steps.

### TENURE

The tenure of the property is freehold.

### SERVICES

Mains water, electricity and drainage, electric heating and hot water.

### LOCAL AUTHORITY

Wiltshire Council.

### OUTGOINGS

Council tax band C

### EPC

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

### BROADBAND & MOBILE

Broadband: 80 Mbps Download 20 Mbps Upload (Ofcom predicted highest available speed) Mobile signal: Indoor and Outdoor variable.

### VIEWINGS

Strictly by appointment with Rural View.

