



RV RURAL VIEW

98 Mount Pleasant
Tisbury - Wiltshire

98 Mount Pleasant Tisbury Salisbury SP3 6JD

A Victorian mid-terraced property of excellent proportions, with a lovely garden and views towards the village.

- Sitting Room
- Kitchen/Dining Room
- 2 First Floor Bedrooms
- Family Bathroom & Cloakroom
- Second Floor Bedroom
- Pretty Rear Garden
- Lovely View
- Village Edge

Viewing strictly by appointment via
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Situation The property is situated in a charming elevated setting along a no-through lane on the edge of the village. Tisbury is the principal village of the beautiful Nadder Valley and has a fine reputation for the quality of its independent shops, boutiques and eateries, with amenities including a sports/community centre, doctors and dental surgeries, garage, vets, 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 ancient thatched tithe barn.

The Saxon market town of Shaftesbury (8 miles) has a good range of shops and supermarkets, restaurants, a secondary school and cottage hospital, and is famous for the picturesque, steeply cobbled Gold Hill. The medieval cathedral city of Salisbury (14 miles) has more comprehensive shopping, arts & leisure facilities, and a district hospital. The area's other principal towns including Bath, Blandford, Sherborne and Warminster are all linked via the local road network as is the South Coast, while the West Country, London and the motorway network are accessible by the A303/M3. Many families are drawn to South Wiltshire by the choice and quality of the area's state and private schools.

Set amidst the famously attractive undulating countryside of the Nadder Valley, part of the Cranborne Chase National Landscape, this 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, including walking, riding, cycling and field sports. 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 the Fovant Badges.



Property 98 Mount Pleasant is understood to have been built in the late nineteenth century and is constructed of local Chilmark stone elevations under a slate roof. As a mid-terraced property, the frontage belies the interior space, which is generous, with high ceilings and well-proportioned rooms.

At the front is a very useful glazed entrance porch which leads via the inner door to the stair lobby and a good-sized sitting/dining room with stone fire surround and a woodburning stove. To the rear of this is a wonderfully light and well fitted kitchen/breakfast room with French doors leading to the garden and with a cloakroom off it.

The first floor comprises two double bedrooms and a bathroom, while on the top floor is a large double bedroom with vaulted ceiling. All windows are double glazed and there are lovely views over the village and beyond from the front bedrooms.

Solar panels heat the hot water and provide an average feed-in income of about £1,700 p/a.

Outside At the front of the property is a small parking space and bin area, while to the rear is a very pretty southwest-facing garden, fully enclosed with a terrace, lawn area and planted beds with shaped shrubs.

Agent's Note:

Access to the rear garden is through the property only.

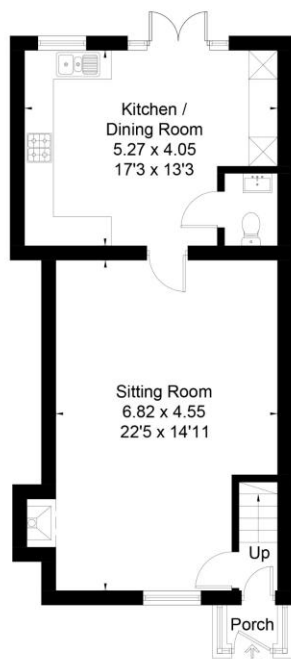
There is limited parking at the front.



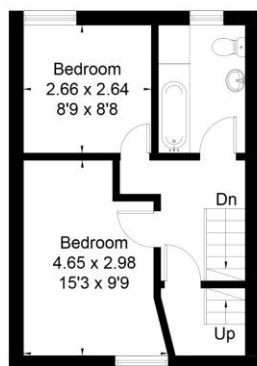
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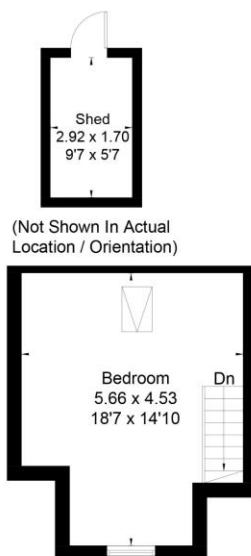
Approximate Floor Area = 110.6 sq m / 1190 sq ft
(Excluding Shed)



Ground Floor



First Floor



Second Floor



Directions Post Code SP3 6JD

What3words: ///everyone.equity.spines

Services Mains water and drainage, mains electricity, electric heating & solar hot water (also with immersion).

Local Authority Wiltshire Council 01722 336272

Council Tax Band C (£2,064.96 2025/26)

EPC Energy Efficiency Rating

Current: D (57) - Please refer to the agents for the complete report.

Broadband

Download 36 Mbps

Upload 6 Mbps

Mobile

Indoor Limited (O2 Likely)

Outdoor likely

(Ofcom data showing availability)



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 #91286