

EDMEADS COTTAGE

TEFFONT MAGNA, SALISBURY



RV
RURAL VIEW

EDMEADS COTTAGE

Teffont Magna, Salisbury, Wiltshire SP3 5QY

Tisbury 4.5 miles, Salisbury 11 miles, Shaftesbury 12.5 miles, Warminster 15 miles

A CHARMING DETACHED PERIOD COTTAGE WITH A LARGE LEVEL GARDEN AND FURTHER ANCILLARY ACCOMMODATION, SET IN A LOVELY EDGE OF VILLAGE LOCATION.

Hall | Sitting Room | Kitchen/Breakfast Room & Summer Room | Utility | Cloakroom
Main Bedroom with Ensuite | 2 further Double Bedrooms | Family Bathroom

Annexe with Double Bedroom, Sitting Room & Shower Room



RV RURAL VIEW

The Loft, Tisbury, Wiltshire, SP3 6JG
ruralview.co.uk
charlie@ruralview.co.uk
01747 442500



SITUATION

Edmeads Cottage is situated in the pretty conservation village of Teffont Magna, a thriving community including a Church, Hall and Reading Room. Teffont Evias is closely linked by the through road and is home to the well-regarded Howards House Hotel. The villages are located amidst the gorgeous rolling countryside of South Wiltshire, and Tisbury is only a few miles away, having developed a fine reputation for the quality of its independent shops, boutiques and eateries as well as an excellent range of amenities that include a sports & community centre, garage, doctor's & dentist's surgeries, vets and a station with direct rail services to London (Waterloo 1hr 50mins). It is also the home of Messums Wiltshire, a contemporary art gallery housed in an historic thatched tithe barn.

The medieval cathedral city of Salisbury is about 11 miles away and has more comprehensive shopping, arts & leisure facilities, a railway station, and district hospital. The area's other principal towns including Shaftesbury, Sherborne and Bath are linked via the local road network, as is the South Coast, while London and the West Country are accessible via the A303/M3. Many families are drawn to South Wiltshire by the quality of life and the many excellent state and private schools.

Set amidst the attractively undulating countryside of the Nadder Valley, part of the Cranborne Chase National Landscape, Teffont is an excellent base from which to explore many miles of local footpaths and bridleways and there are a variety of rural pursuits available including walking, riding, cycling and traditional 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 highly

regarded dining pubs in the vicinity and many places of interest such as Longleat, Old Wardour Castle, Stourhead Gardens, Wilton House and the Fovant Badges.

PROPERTY

Understood to date from around 1700, this extended period cottage is located in a most attractive setting. It is constructed of Chilmark stone elevations under a slate roof, while the extension is mostly rendered, and has beautifully balanced accommodation with a very good- sized sitting room brimming with character, as well as a lovely south west facing family kitchen with granite work surfaces and double doors opening onto the terrace at the rear. The large entrance hall is a light and welcoming space, also providing access to the cloakroom and utility.

On the first floor are the main bedroom with ensuite shower room and walk-in dressing closet, and a further two double

bedrooms with a well-appointed family bathroom.

One of the really appealing features of this property is the ancillary accommodation, set over the carport and providing an excellent space for overflow guests or other uses. This comprises a hall with stairs up to a sitting room, double bedroom and shower room, with scope to create a small kitchenette.

The current owners have significantly improved the cottage during their ownership and it presents beautifully. This is a great opportunity to move to one of the best villages in the area, away from the through road and having the chalk downland on your doorstep.

OUTSIDE

A joy of Edmeads Cottage is the pretty south facing garden which opens out to about ¼ acre of mostly level lawn and has a deep planted bed to the south while box balls are placed in the

turf. There is a greenhouse with small vegetable patch, a large storage shed and fruit trees. The plot backs on to farmland and a spring-fed pond is a delightful feature. Terraces have been laid for outside sitting and dining, while parking is on the gravel drive and under the carport.

TENURE

The tenure of the property is freehold.

SERVICES

Mains water and drainage, mains electricity, oil fired central heating.

LOCAL AUTHORITY

Wiltshire Council.

OUTGOINGS

Council tax band G

EPC

E (53) - Please refer to the agents for the complete certificate.

FIXTURES AND FITTINGS

Unless specifically mentioned all fixtures & fittings and garden statutory are excluded from the sale. Some items may be available by separate negotiation.

INTERNET SPEEDS

(Ofcom Predicted) BT Upload 10 mb/s Download 58 mb/s

MOBILE SIGNAL

Indoor: unlikely. Outdoor: variable depending on network.

VIEWINGS

Strictly by appointment with Rural View.



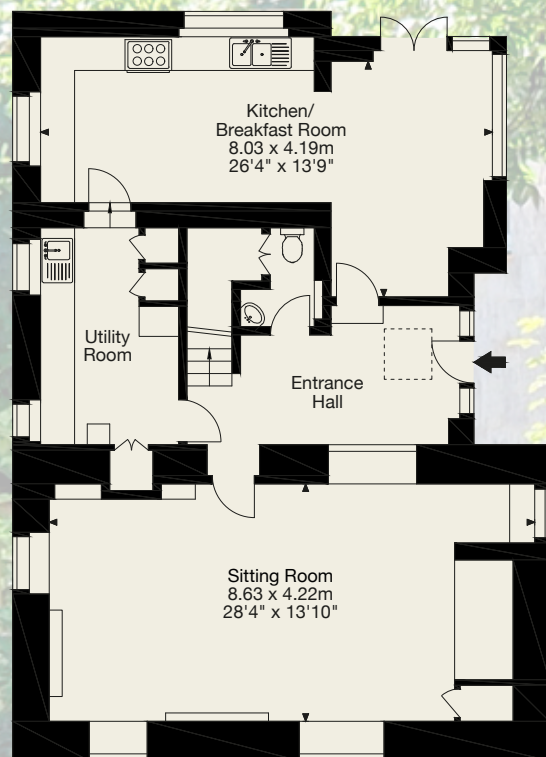
Edmeads Cottage, Teffont, Salisbury, Wiltshire SP3 5QY

Gross Internal Area (Approx.)

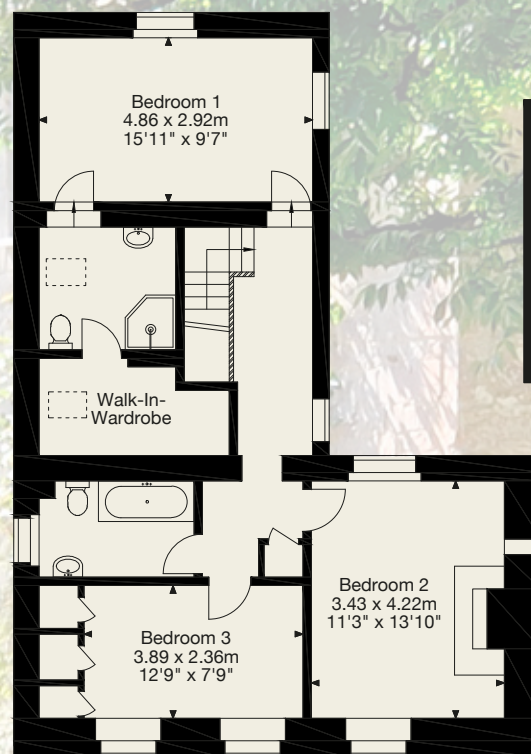
Main House = 167 sq m / 1,796 sq ft

Outbuilding (Carport / Annexe) = 92 sq m / 996 sq ft

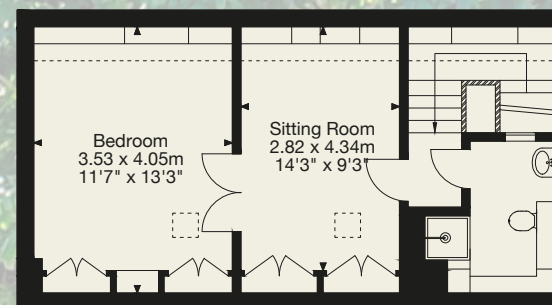
Total Area = 259 sq m / 2,792 sq ft



Ground Floor
Main House



First Floor



First Floor Annexe



Ground Floor
Outbuilding

NOTICE: Rural View (Salisbury) Ltd, their sub agents and their clients give notice that they have no authority to make or give any representations or warrants in relation to the property. These particulars have been prepared in good faith. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Rural View has not tested any services, equipment or facilities.



RV RURAL VIEW

RURALVIEW.CO.UK