



RV RURAL VIEW

Old School House
Tisbury - Wiltshire

Old School House High Street Tisbury Salisbury SP3 6PS

A charming Grade II Listed 17th Century detached cottage situated in the heart of a sought-after village with period character features & a delightfully stocked garden

- Situated in the Beautiful Nadder Valley
- Good-Sized Sitting/Dining Room
- Snug/Office
- Fitted Kitchen
- Three Double Bedrooms
- Bathroom & Cloakroom
- Pretty Garden

Viewing strictly by appointment via
Sole Agents Rural View (Salisbury) Ltd
01747 442500
admin@ruralview.co.uk

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Situation The property is situated in an elevated setting at the upper end of the highly desirable community of Tisbury's high street, a location within easy reach of the village's many excellent facilities. Tisbury is the principal village of the beautiful Nadder Valley and has become a desirable place to live amongst discerning buyers due to its excellent choice of independent local shops, boutiques and eateries as well as its numerous amenities including a primary school, doctors and dental surgeries, vets, sports and community centre, garage and a station with direct rail services to London (Waterloo) and the West Country. The village is home to Messums West, a contemporary arts centre housed in a 14th Century thatched tithe barn at Place Farm, the largest of its type in the country.

The Saxon hilltop market town of Shaftesbury is 9 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. The medieval cathedral city of Salisbury is 13 miles distant and has more comprehensive shopping, entertainment & leisure amenities and a district hospital. The local road network gives access to the other main towns in the region including Bath, Blandford, Gillingham and Warminster as well as to the South Coast whilst the A303 links with the M3, making London accessible for the motorist. Many families are drawn to South Wiltshire by the excellent choice of state and private schools.

Set amidst the attractive undulating countryside of the Nadder Valley, part of the Cranborne Chase National Landscape, an International Dark Skies Reserve, 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, the Fovant Badges, Stourhead Gardens, Wilton House and Stonehenge.



Property Old School House is a detached Grade II Listed cottage believed to date from the late 17th century and built with Chilmark stone external elevations under a tiled roof with a 20th century two storey extension to the side. Improved and modernised over the years, the property still retains a wealth of period character features such as stone mullion windows, wooden beamed ceilings and plank doors making it a really charming home with good ceiling heights and ideal as a full time residence or weekend home.

The accommodation is arranged over two floors and on the ground level comprises a welcoming entrance hall, a large sitting/dining room overlooking the garden with an inglenook fireplace with a bread oven and woodburner, a cosy snug/study with a wooden beamed ceiling and a fitted kitchen with a deep bay window to the front. Upstairs is galleried landing, three double bedrooms, two of which have South facing views over rooftops to the countryside beyond, a bathroom with a bath and separate shower cubicle and a cloakroom

Outside To the front of the property is a small enclosed walled courtyard leading to the front door. The delightful cottage style garden is on the South and West side of the property and has been beautifully stocked with flowers, shrubs and roses with areas of lawn, fruit and ornamental trees, a good-sized garden store/potting shed and a pedestrian gate to the High Street.

Agents Note There is a right of way from the High Street over the footpath running through the garden to the neighbouring property, Morgans Chapel.



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Directions From the centre of Tisbury, proceed up the High Street towards Hindon, passing the petrol station and village hall. The property will be found on the left shortly after the Boot Inn.

SatNav: SP3 6PS What3Words: touches.taken.twinkling

Services Mains electricity, water & drainage, electric heating

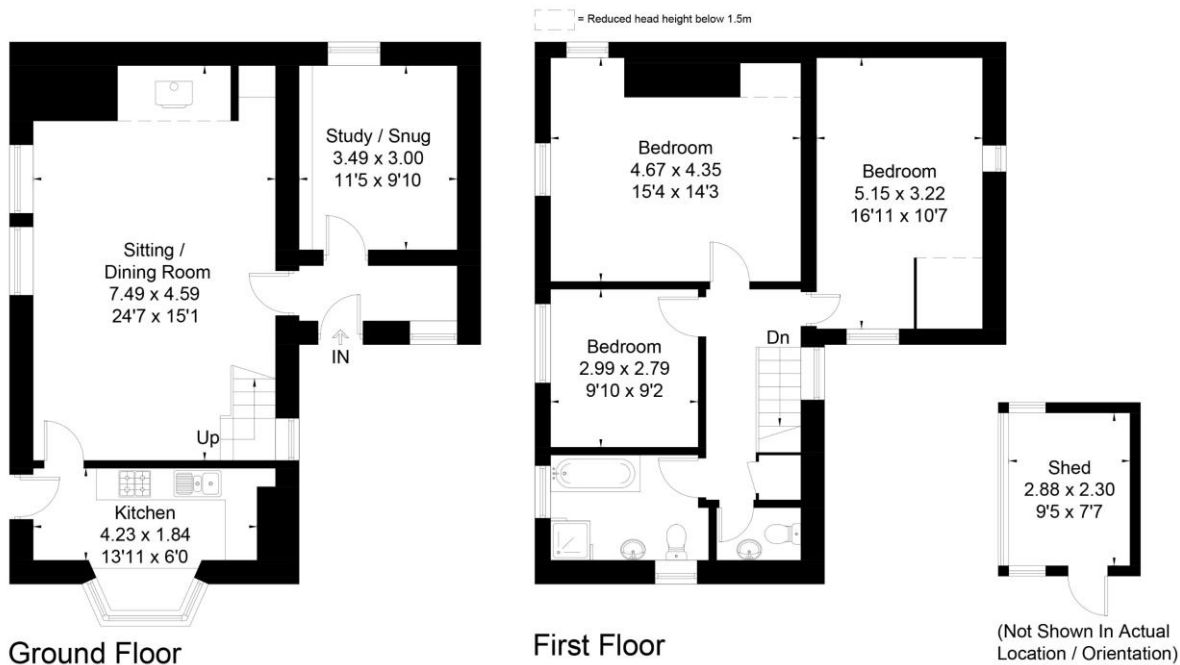
Broadband Standard: 17 Mbps Superfast: 76 Mbps (Ofcom)

Local Authority Wiltshire Council 0300 456 0109, Tax Band E

EPC Energy Efficiency Rating

As a Listed property, an Energy Performance Certificate is not required under the present regulations

Tenure Freehold



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 #92779