



RV RURAL VIEW

129 Stop Street
Fonthill Gifford - Wiltshire

129 Stop Street
Fonthill Gifford
Tisbury
Salisbury SP3 6QW

A period cottage with tremendous scope for improvement located in an idyllically peaceful rural setting with wonderful views of the surrounding countryside

- Highly Desirable Location
- Sitting/Dining Room
- Kitchen/Breakfast Room & Boot Room
- Three Bedrooms & Wet Room
- Extensive Gardens & Grounds
- Range of Outbuildings
- Refurbishment Opportunity

Viewing strictly by appointment via
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Situation The property is situated in a quiet idyllic rural location at the end of a no-through lane in the small rural village of Fonthill Gifford, once part of the famous William Beckford's Fonthill Abbey estate and home to a delightful 18th Century Church and the Beckford Arms, a highly rated dining inn. Located close to the village of Tisbury, there are many excellent day-to-day amenities near to hand. Tisbury is the principal village in the beautiful Nadder Valley and has become increasingly popular due to its excellent choice of independent local shops, boutiques and eateries, as well as its many facilities including a primary school, doctor's and dental surgeries, vets, sports and community centre, garage and a station with direct rail services to both London (Waterloo 1hr 50mins) and the West Country. It is also home to Messums West, a contemporary Arts Centre and Gallery.

Shaftesbury is about nine miles away and has a wider choice of shops, while the medieval cathedral city of Salisbury is fifteen miles distant, offering further shopping, leisure and cultural facilities, as well as a District Hospital. The local road network gives ready access to the other main towns in the region as well as to the South Coast, and the nearby A303 trunk road links with the M3 motorway, making London accessible for the motorist.

The region is well known for having a wide choice of highly regarded schools in both the state and private sectors, and the property is surrounded by the most attractive, gently undulating countryside, designated a National Landscape. The Nadder valley, is ideal for a variety of rural pursuits such as walking, riding, cycling and fishing. There are golf courses at Tollard Royal, Salisbury and Warminster with racing at Bath, Salisbury and Wincanton and sailing at Shearwater near Warminster. There are many places of interest in the vicinity such as Old Wardour Castle, Stourhead Gardens, Wilton House, the Longleat Estate, and the Fovant Badges.



Property 129 Stop Street is coming to the open market for the first time in its known history and as such, is quite a rarity. A former forester's cottage, the property has been maintained to a basic standard and is now in need of updating and improvement but offers enormous capacity for re-modeling and extension, subject to the necessary consents.

Constructed of stone and rendered elevations under a slate roof, the cottage fronts the lane and sits well in its landscape. The front door provides access to a large sitting room with a west-facing gable end window, fireplace and a lift to the first floor, where there are three double bedrooms. To the side of the sitting room is an inner hallway with a wet room off it and from there the kitchen/dining room, which has a solid fuel Rayburn and a door with stairs to the first floor. A back door from the kitchen leads to a south-facing boot room.

An appeal of this property is the workshop and carport attached to the cottage which provide plenty of scope for alteration. (See Agent's Note)

Outside To the south and west of the property lies the garden, laid to lawn with shrubs and a vegetable patch where there is also a greenhouse. The garden falls away slightly and takes advantage of wonderful southerly views. Beyond this to the east is a larger area of amenity land comprising small paddock and scrub, with timber outbuildings in varying states of repair.





Directions From Tisbury proceed North out of the village towards Hindon past the Beckford Arms to Fonhill Gifford, turn left into Stop Street, continue up the hill to the top of the no-through lane. The property will be on the left.

Post Code SP3 6QW What3words: ///book.polishing.wildfires

Services Mains water & electricity. Private drainage, oil fired central heating & hot water.

Local Authority

Wiltshire Council 01722 336272, Tax Band E

EPC Energy Efficiency Rating

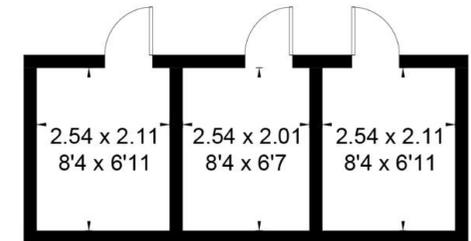
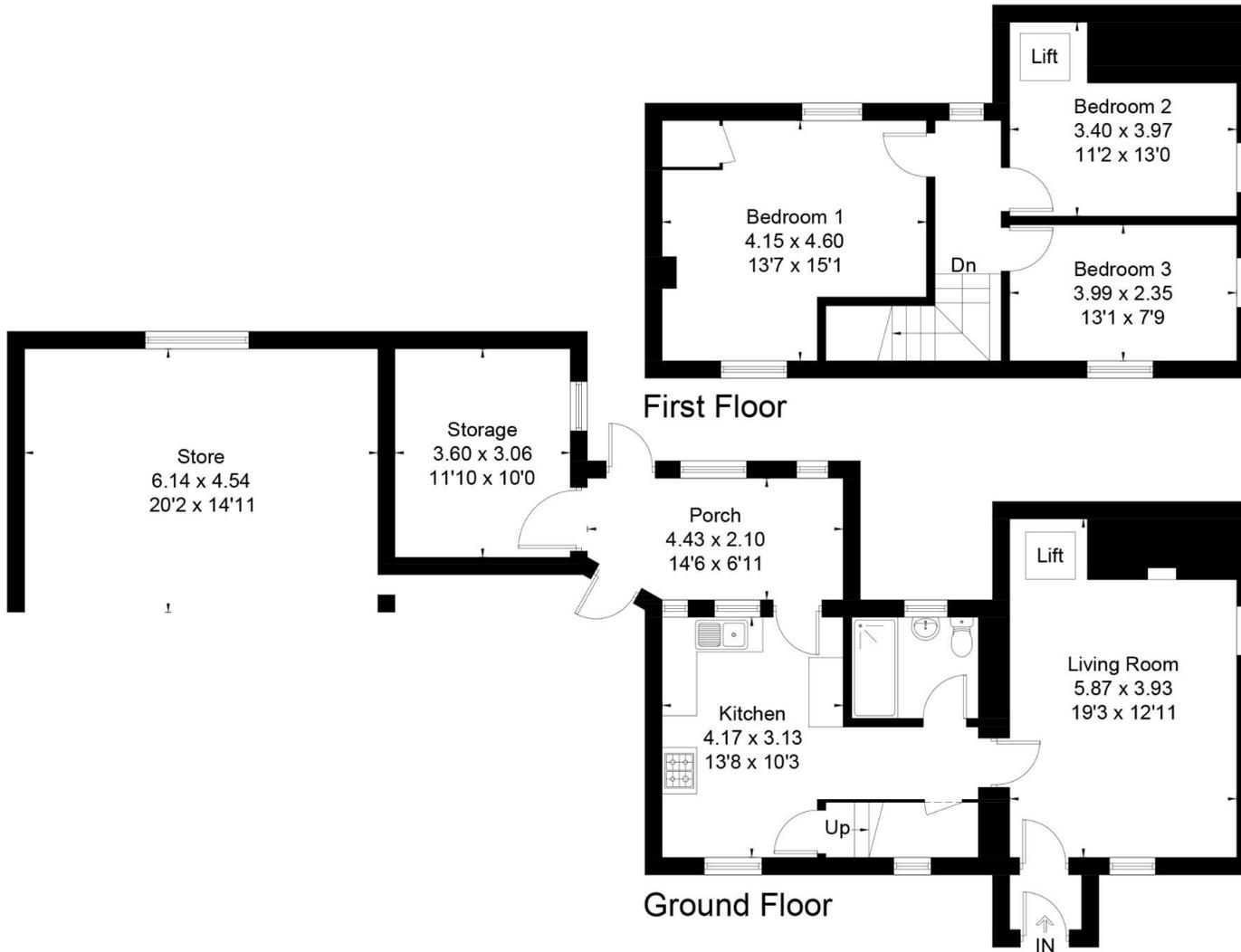
Current: F (31) - Please refer to the agents for the complete report.

Agent's Note: The Title Absolute comprises the area on the plan below hatched green. The land shaded blue has had unrestricted use by the estate and the occupiers of the property, Possessory Title is currently being sought for this area. Interested parties should draw this to the attention of their legal advisor.

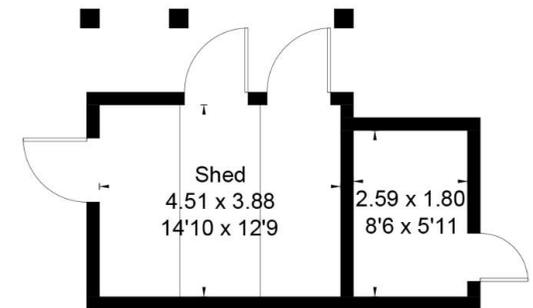


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Approximate Floor Area = 119.4 sq m / 1285 sq ft
 Outbuildings = 33.4 sq m / 359 sq ft
 Total = 152.8 sq m / 1644 sq ft (Excluding Open Store)



Store
 (Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)





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