

129 STOP STREET

FONTHILL GIFFORD, WILTSHIRE



RV
RURAL VIEW

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Fonthill Gifford, Tisbury, Salisbury, Wiltshire SP3 6QW

Tisbury 2.5 miles, Shaftesbury 9.5 miles, Salisbury 15.5 miles

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

Sitting/Dining Room | Kitchen/Breakfast Room

Three Bedrooms | Wet Room

Rear Porch/Boot Room

Around 0.6 of an acre of Garden & Grounds | Range of Outbuildings

Refurbishment/Extension Opportunity | Desirable Rural Location



RV RURAL VIEW

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SITUATION

The property is situated in an idyllic rural location at the top of a no-through lane in the small village of Fonthill Gifford, once part of the infamous William Beckford's Fonthill Abbey Estate and home to an 18th Century Church and the Beckford Arms, a highly rated dining inn. The nearby village of Tisbury has many excellent day-to-day amenities and is the principal village of the beautiful Nadder Valley. It is a popular destination 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. Tisbury is also home to Messums West, a contemporary Arts Centre housed in an ancient thatched tithe barn.

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 a former estate forester's cottage maintained to a basic standard and now in need of complete updating and improvement. The property offers tremendous scope to be refurbished, re-modelled and extended, 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 timber-built porch/boot room.

OUTSIDE

To the south and west of the property lies the garden which is laid to lawn with flower and shrub borders, a vegetable patch, a variety of mature and ornamental trees and a greenhouse. The garden falls away slightly and takes advantage of wonderful southerly views. On the eastern side of the garden is a large area of open amenity land, scrub and a copse.

OUTBUILDINGS

The drive leads to an open fronted timber-built car barn, a good-sized storeroom/ workshop. In the amenity area are two ranges of former kennels and stores in a poor state of repair.

DIRECTIONS (SP3 6QW)

From Tisbury proceed North out of the village towards Hindon past the Beckford Arms to Fonthill 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.
What3words: book.polishing.wildfires

TENURE

The tenure of the property is freehold.

SERVICES

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

LOCAL AUTHORITY

Wiltshire Council.

OUTGOINGS

Council tax band E

EPC

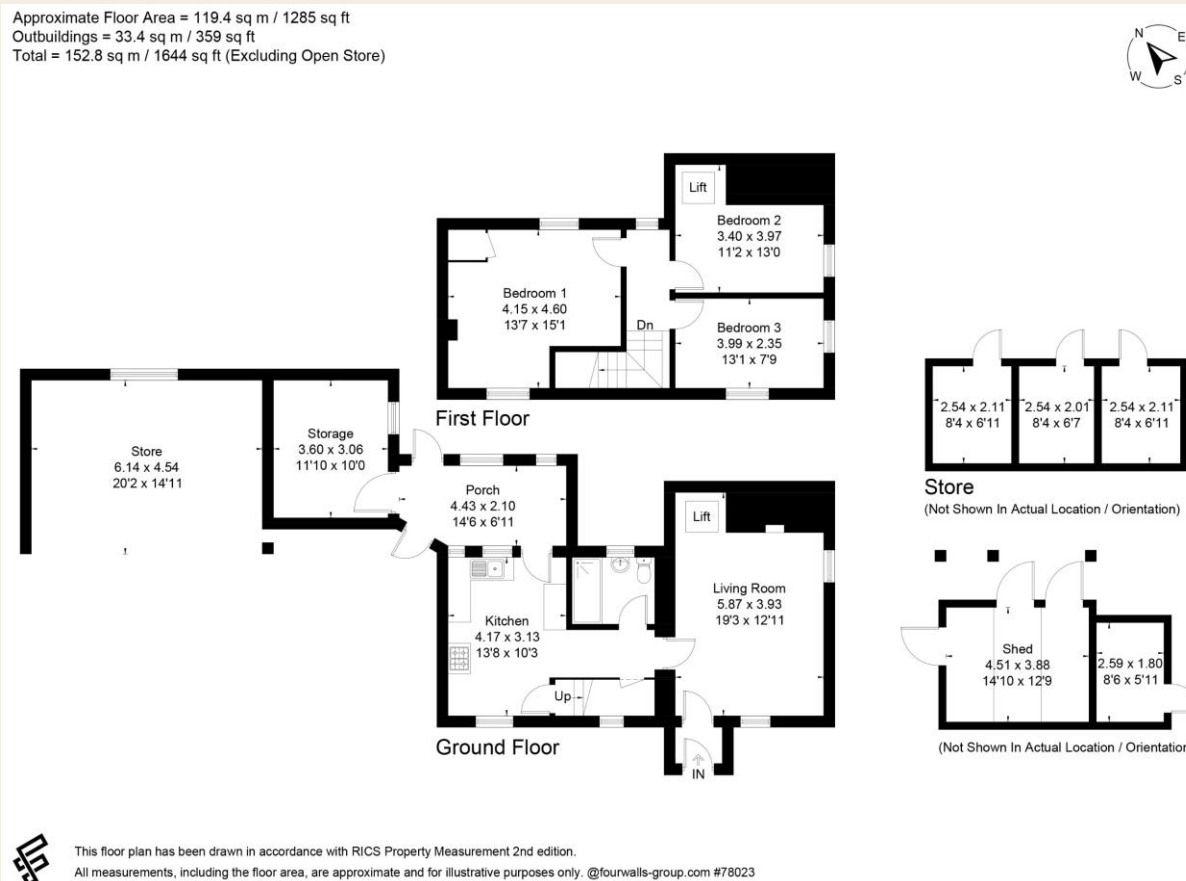
F (22) - Please refer to the agents for the complete certificate.

BROADBAND

Download speeds from Ofcom:
Standard 12Mbps, Ultrafast 100Mbps

VIEWINGS

Strictly by appointment with Rural View.



AGENT'S NOTE

The area on the plan below hatched green has Title Absolute
The land shaded blue has Proprietary Title

