

MULBERRY HOUSE

FISHERTON DE LA MERE, WILTSHIRE



MULBERRY HOUSE

Fisherton de la Mere, Warminster, Wiltshire BA12 0PZ

Codford 2 miles, Wylve 2 miles, Tisbury 8.5 miles, Warminster 9 miles, Salisbury 12 miles

AN ATTRACTIVE DETACHED HOME IN A RURAL HAMLET SETTING IN THE WYLYE VALLEY
WITH GENEROUS GROUNDS, EXTENSION POTENTIAL & WONDERFUL VIEWS

Entrance Porch & Lobby | Sitting Room | Large Family Room/3rd Bedroom

Kitchen/Breakfast Room | Utility/Boot Room with Store

Two Bedrooms | Two Bath/Shower Rooms

Two Good-Sized Outbuildings | 0.5 Acre of Gardens & Amenity Land | Ample Parking

Scope to Amend the Existing Accommodation to Create an Annexe or to Extend



RV RURAL VIEW

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SITUATION

Mulberry House is situated in the small but attractive riverside hamlet of Fisherton de la Mere in the heart of the beautiful Wylde Valley. This pretty, rural community with its 14th century church is mentioned in the Domesday Book and is just two miles from the village of Codford which has a petrol station/garage with a supermarket and post office, a primary school and vets. It is also two miles from Wylde which has a dining pub; The Bell that also has a mini shop and micro-brewery. Fisherton de la Mere is located between the medieval cathedral city of Salisbury (12 miles) and the market town of Warminster (9 miles). The former offers shopping, arts, entertainment and leisure opportunities, a district hospital and a railway station with direct rail services to London (Waterloo) and the West Country. Warminster also has a choice of supermarkets and recreational amenities as well as a station.

Located just off the A36 and close to the A303, there is ready access to the other towns in the area including Andover, Bath, Blandford, Devizes, Shaftesbury, Westbury and Wincanton. Many families are drawn to the area by the wide choice of excellent schools in both the state and private sectors.

Located in the Cranborne Chase National Landscape, this is an ideal base from which to explore the lovely countryside of the Wylde Valley and for a variety of rural pursuits such as walking, riding and cycling as well as traditional field sports. There are golf courses at Tollard Royal, Salisbury, Warminster and Wincanton with racing at Bath, Salisbury and Wincanton. There are several traditional country inns along the valley and the area is rich in places of interest such as the Longleat Estate, Old Wardour Castle, Salisbury Cathedral, Stonehenge, Stourhead Gardens, Wilton House and the Langford Lakes Nature Reserve, a wonderful haven for birdlife just three miles away.

PROPERTY

Mulberry House is a lovely home in a pretty rural hamlet setting with wonderful South facing views over the River Wylde and neighbouring countryside. Thought to have originally been built as a gardener's cottage in the early 20th Century, this detached property has painted rendered external elevations under a clay tiled roof. In recent decades, it has been altered, improved and extended to create a beautifully presented home.

There is scope to make further changes including amending the current layout to make an annexe and subject to the necessary planning consents, convert the loft or build an extension to provide additional living space.

The spacious and versatile ground floor accommodation comprises a charming sitting room with a woodburner, a large family room with a woodburner which could be subdivided to

create an additional bedroom or annexe and a lovely farmhouse style kitchen/breakfast room. There's also a good-sized rear hall/utility room with a walk-in store and a luxuriously fitted shower room. Upstairs is a large double bedroom with stunning views and a storage area, a small double bedroom and a superbly appointed bathroom with a double ended bath and a separate shower cubicle.

OUTSIDE

An undoubted feature of Mulberry House are the delightful grounds extending to around 0.5 acres. Bordered by a wall at the front, they consist of a gravelled drive providing ample parking and opening out to pretty areas of lawn with flower, shrub and rose borders, mature hedging and a large wooden arbour seat. Steps lead up to a further raised lawned area and a small tree house from which to enjoy the sweeping outlook

over the valley. Beyond is an area of amenity land with a variety of fruit and ornamental trees backing on to fields. Above the rear of the house is a vegetable garden with raised beds.

OUTBUILDINGS

There are two large wooden sheds which offer ample storage space and could be adapted as workshops or studios.

DIRECTIONS (BA12 0PZ)

From the A303, at the Deptford Interchange follow signs to the A36 towards Codford and Warminster. Heading West, after around a third of a mile after the traffic lights, take the turning on the left dropping down the hill into Fisherton de la Mere. At the bottom take the right fork into a private lane, the property will be the first on the right.

What3words: openly.resettle.expanded

TENURE

The tenure of the property is freehold.

SERVICES

Mains electricity, private water, private drainage, oil fired heating and hot water.

LOCAL AUTHORITY

Wiltshire Council. Please note that Millstone Cottage is now known as Mulberry House

OUTGOINGS

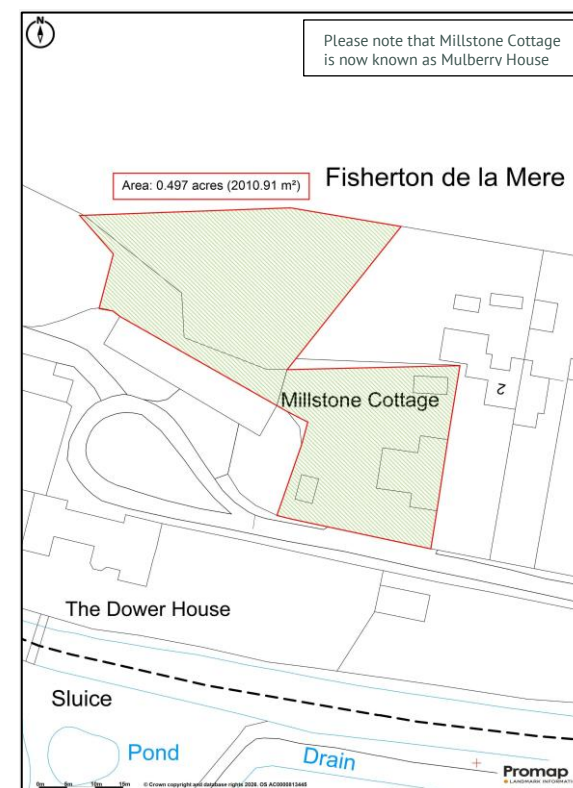
Council tax band E

EPC

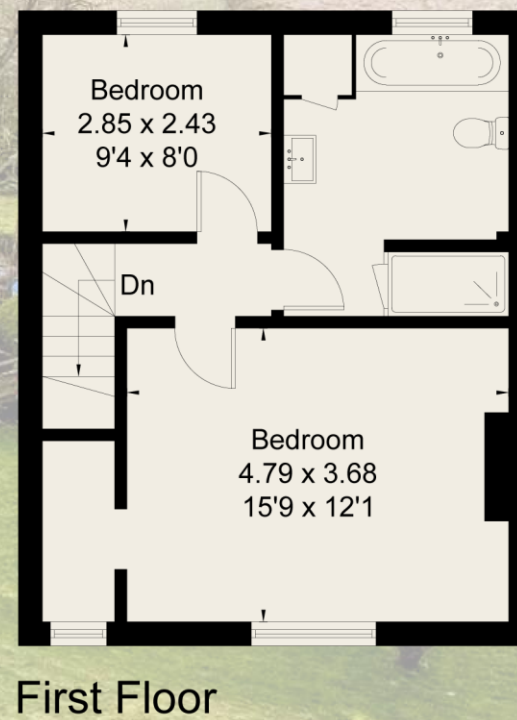
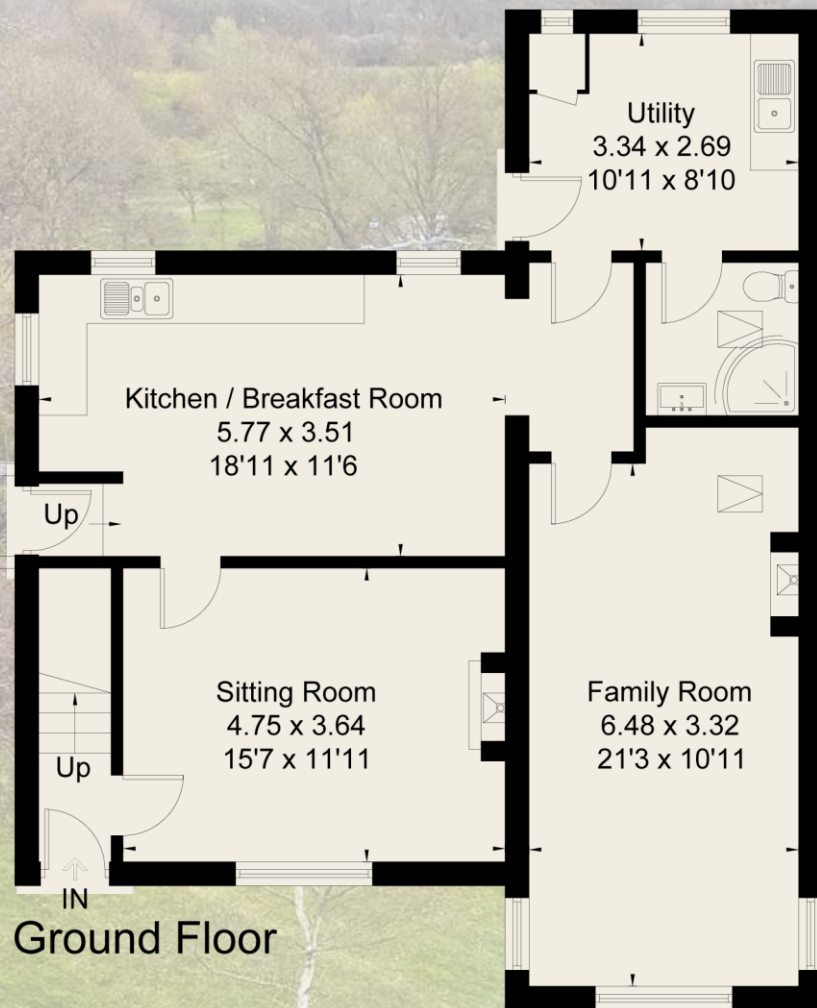
E (43) - Please refer to the agents for the complete certificate.

BROADBAND

Download speeds from Ofcom:
Standard 20Mbps, Ultrafast 1000Mbps



Approximate Floor Area = 126.8 sq m / 1365 sq ft
(Excluding Sheds)



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)



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 #105992

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