

GARSTONS COTTAGE

HEYTESBURY, WILTSHIRE



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RURAL VIEW

GARSTONS COTTAGE

Park Lane, Heytesbury, Warminster BA12 0HE

A charming detached cottage with great potential
and c.1 acre of pasture
within a beautiful parkland setting

Sitting Room | Dining Room | Kitchen

2 Double Bedrooms | Bathroom

Private Parking | Part-Walled Garden & Field

In all about 1.4 acres



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SITUATION

Garstons Cottage is positioned in a most attractive setting on the edge of this popular riverside village. Heytesbury is situated in the glorious Wylde Valley and is famous for its fly fishing and delightful scenery. The village has a church with Saxon origins as well as a post office/shop, primary school, cricket club and two inns, the Angel (currently under refurbishment) and The Red Lion.

In the nearby village of Codford, there is a petrol station with a convenience store, a doctor's surgery and a vet while Warminster has a choice of supermarkets and general shopping, including Waitrose, health and leisure facilities, and a railway station with services to London, Bristol and Southampton.

Heytesbury is in a lovely but not isolated setting just off the A36, providing convenient access to both Salisbury and Bath, with the A303 also close by for London, the West Country and the motorway network. This is an excellent base for several highly respected schools in both the state and private sectors and is surrounded by lovely undulating countryside, ideal for a variety of rural pursuits including walking, riding, cycling and field sports. Racing is at Salisbury, Bath and Wincanton with golf at Warminster, Salisbury and Tollard Royal. There are a number of excellent country dining pubs in the vicinity and there are also several famous visitor attractions in the area such as the National Trust gardens at Stourhead, Longleat House and safari park, Wilton House and Stonehenge.

PROPERTY

Garstons Cottage is a most appealing single-storey property, constructed of stone and brick elevations under a tiled roof. Likely dating from the early 20th century, the property is in need of some updating, but it is of a delightful size and with scope for extension, subject to the necessary consents. The accommodation includes two reception rooms, the sitting room having an open fire, a fitted kitchen and two small double bedrooms. There is a bathroom and separate wc, as well as front and rear lobbies. The rooms are light, with large windows overlooking the garden and parkland to the rear.

OUTSIDE

The property is approached via a stone-pillared entrance from Park Lane and along a shared tarmac drive. Adjacent to the entrance is gravelled parking for a few cars, and a lawn and planted bed run parallel outside the garden wall. A pedestrian gate in the wall provides access to the garden, which is fully enclosed and mostly laid to lawn, with mature shrubs, trees, including apple and cherry, raised beds, and woodstore, chalet and shed. The oil tank is located to the side of the cottage and the boiler is in a small outhouse.

From the garden a pedestrian gate leads to the field, which is also accessed via a five-bar gate from the drive. The land is level and fully fenced, with mains fed water at the northern end.

(Agent's Note: The field is restricted to grazing only)

DIRECTIONS (BA12 0HE)

From the A36, turn off at Heytesbury and follow the road into the village. As it curves to the right, turn left into Park Street, at the end of which turn right into Park Lane. The entrance to Garstons can be found shortly on the left.

What3 words: [///clef.discussed.decimal](#)

TENURE

The tenure of the property is freehold.

SERVICES

Mains water and electricity, private drainage, Oil fired heating & hot water.

LOCAL AUTHORITY

Wiltshire Council.

OUTGOINGS

Council tax band D

EPC

E (39) - Please refer to the agents for the complete certificate.

BROADBAND & MOBILE

Ofcom: Standard 27mpbs download 4 mpbs upload

Ultrafast may be available

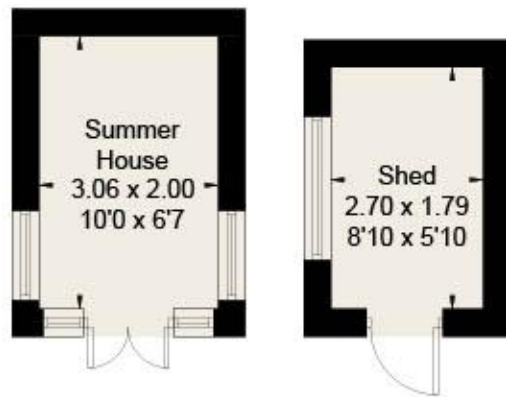
O2 and Vodafone good outdoor and indoor

VIEWINGS

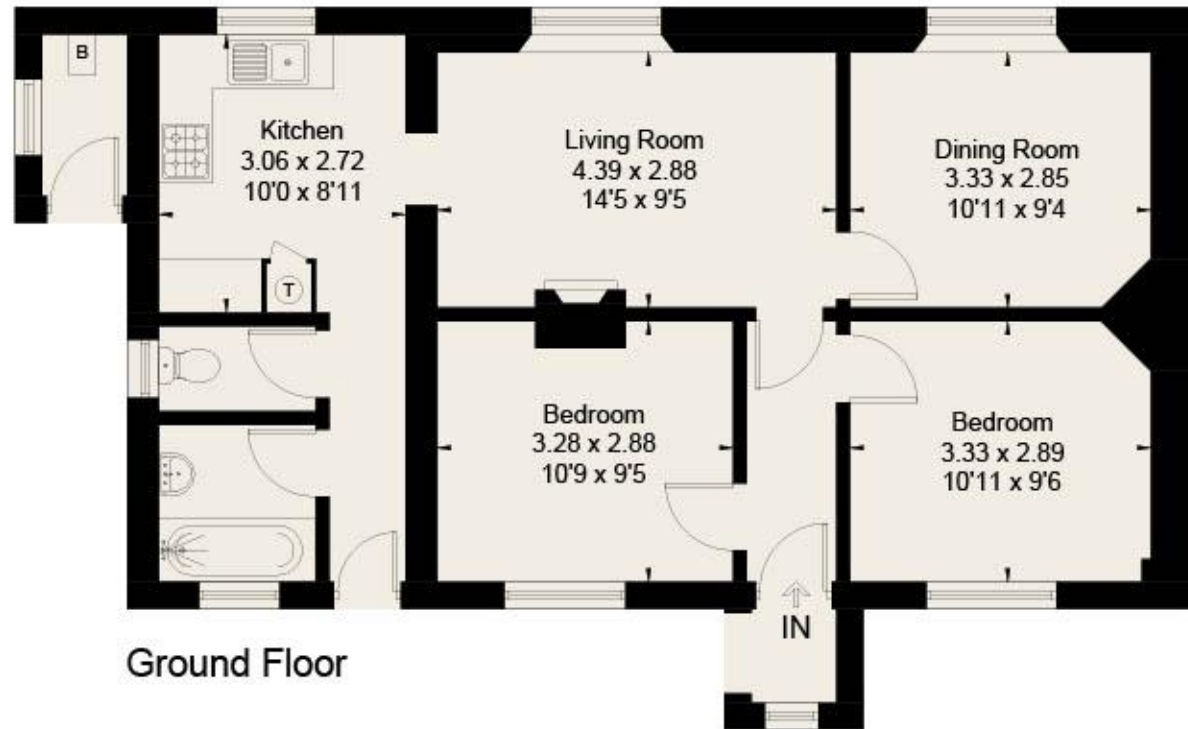
Strictly by appointment with Rural View.



Approximate Floor Area = 69.5 sq m / 748 sq ft
Outbuildings = 10.9 sq m / 117 sq ft



Outbuildings
(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 #107707



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