

THE OLD COTTAGE

HINDON, WILTSHIRE



THE OLD COTTAGE

High Street, Hindon, Salisbury, Wiltshire SP3 6DJ

Tisbury 3.5 miles, Shaftesbury 10.5 miles, Salisbury 10.5 miles

A Grade II Listed period cottage thought to date from the late 1600's situated in a sought after Nadder Valley village with character features & a pretty garden

Spacious Sitting/Dining Room with Inglenook Fireplace

Snug/Study | Kitchen | Entrance Lobby

Two Bedrooms (One with E/S Cloakroom) | Ground Floor Bathroom

Delightful Good-Sized Garden with Store

Scope to Modernise & Alter | Nearby Access to Country Walks



RV RURAL VIEW

The Loft, Tisbury, Wiltshire SP3 6JG

01747 442500

admin@ruralview.co.uk



SITUATION

The Old Cottage is situated in the prestigious upper High Street of this highly desirable conservation village which has excellent facilities for a community of its size including a shop/post-office, award-winning doctor's surgery, primary school, church, playground and two well-respected dining inns: The Lamb and The Grosvenor Arms. The Beckford Arms at Fonthill Gifford, often praised in the national press for the excellence of its food and accommodation, is two miles away. The larger village of Tisbury is just over three miles from Hindon and has a fine range of independent shops and boutiques with amenities including a sports centre, garage, dentists, vets and a station with direct rail services to London (Waterloo approx. 1hr 50 mins). It is also the home of Messums West, a contemporary arts centre housed in an historic thatched tithe barn.

The Saxon hilltop market town of Shaftesbury (8 miles) has a good choice of shops, supermarkets, eateries, a secondary school, cottage hospital and is famous for the picturesque, steeply cobbled street of Gold Hill. The medieval cathedral city of Salisbury (16 miles) has more comprehensive shopping, arts & leisure facilities and a district hospital. The area's other principal towns including Amesbury, Bath, Blandford, Sherborne and Warminster are all linked via the local road network as is the South Coast whilst the West Country, London and the motorway network are accessible via the A303. Many families are drawn to South Wiltshire by the choice and quality of the area's state and private schools.

Set amidst the famously attractive undulating countryside of the Nadder Valley, part of the Cranborne Chase National Landscape, Hindon is an excellent base from which to explore



the many miles of local footpaths and bridleways. There are a variety of rural pursuits available including walking, riding, cycling and field sports. Racing is at Salisbury, Bath and Wincanton and golf at Tollard Royal, Warminster, Wincanton and Salisbury. There are several excellent country pubs in the vicinity as well as many places of interest such as the Longleat Estate, Old Wardour Castle, Stourhead Gardens, Wilton House and the Fovant Badges.

PROPERTY

The Old Cottage is a Grade II Listed terraced cottage thought to have late 17th Century origins with 19th Century alterations and 20th Century additions. Built with local Chilmark stone external elevations to the front under a recently thatched roof, the property has a wealth of period character features. Although

well maintained and presented, the cottage could do with some updating but has the potential to be altered, subject to the necessary consents, and modernised. This charming residence would make a wonderful principal home or idyllic weekend retreat.

The accommodation on the ground floor comprises a small entrance lobby leading to a spacious but cosy sitting/dining room with an impressive stone inglenook fireplace (not in use). An internal hallway gives access to the kitchen, bathroom and snug/study which has a lovely outlook over the garden. Upstairs there are two bedrooms, one of which has views to the garden and an en-suite cloakroom whilst the other has a deep storage cupboard and looks out to the High Street.

OUTSIDE

A particular feature of The Old Cottage is its long, delightfully stocked garden that backs on to fields. It comprises areas of lawn, flower, shrub and rose borders with a variety of fruit and ornamental trees, wooden fencing and beech hedging, a former brick-built outhouse now used as a garden shed and a bin store. A gate leads to a right of access across the rear of Top House.

DIRECTIONS (SP3 6DJ)

From Tisbury, proceed North up the High Street out of the village along Hindon Lane passing the Beckford Arms. Continue through the narrow tunnel to Hindon and up the High Street. Carry on over the crossroads by the Lamb & Grosvenor Arms passing the shop & church. The property will be towards the top of the High Street on the left opposite the surgery.

What3words: curve.cushy.haircuts

TENURE

The tenure of the property is freehold.

SERVICES

Mains water, electricity and drainage, oil fired heating.

LOCAL AUTHORITY

Wiltshire Council.

OUTGOINGS

Council tax band C

EPC

D (64) – Please refer to the agents for the complete certificate

BROADBAND

Download speeds from Ofcom:

Standard 17Mbps, Superfast 70Mbps

VIEWINGS

Strictly by appointment with the Joint-Sole agents:

Rural View 01747 442500 or Boatwrights 01747 859359.

Approximate Floor Area = 81.1 sq m / 873 sq ft



Ground Floor



First Floor



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 #106821

