



**RV** RURAL VIEW

1 Mount Pleasant  
Berwick St John - Wiltshire



# 1 Mount Pleasant Water Street Berwick St John Salisbury SP7 0HR

A superbly refurbished & stylishly presented cottage with outstanding views & offering further potential in an elevated rural village setting surrounded by beautiful countryside

- Access to Country Walks & Rural Outlook
- Sitting Room with an Eco-Fuel Heater
- Bespoke Open Plan Kitchen/Dining Room
- Three Bedrooms & Bath/Shower Room
- Hall, Study Area & Utility/Shower Room
- Delightful Gardens & Summer House/Office
- Consent for an Extension & Garden Annexe

Viewing strictly by appointment via  
Sole Agents Rural View (Salisbury) Ltd  
01747 442500  
admin@ruralview.co.uk

**RV** RURAL VIEW



**Situation** The property is set back and above a small lane of pretty cottages and houses in the highly desirable rural village of Berwick St John and is surrounded by glorious countryside. This attractive community is located at the head of the Chalke Valley and in the lee of the undulating downland of the Cranborne Chase on the Wiltshire/Dorset border with Win Green, a local beauty spot known for its spectacular views, close by. The village has a 14th Century church and a traditional 17th Century local pub, The Talbot Inn. Ludwell is three miles away and has an excellent store/post office which has won the accolade of Britain's best village shop, an award-winning butcher, a primary school and two pubs.

The larger village of Tisbury and the Saxon hilltop market town of Shaftesbury are both around six miles away, each offering a good choice of independent shops, boutiques and eateries with amenities including sports centres and medical facilities. The former also has a station with direct rail services to London (Waterloo) and is home to Messums Wiltshire, a contemporary art gallery, whilst the latter is famed for the steeply cobbled street of Gold Hill and has a well-regarded secondary school. The medieval cathedral city of Salisbury is within reach via the A30 whilst the local road network gives ready access to the other main towns in the region including Bath, Blandford, Sherborne, Warminster and Wincanton as well as to the South Coast, the West Country, London and the motorway network.

Berwick St John is located in an Area of Outstanding Natural Beauty and is an ideal base from which to explore many miles of footpaths and bridleways. A variety of rural pursuits are available including walking, riding, cycling, fishing and traditional field sports. Sailing can be found at Shearwater near Warminster, racing is at Salisbury, Bath and Wincanton and golf at Tollard Royal, Warminster and Salisbury. Many families are drawn to South Wiltshire by the quality of life and choice of schools in both the state and private sectors. There are several excellent dining 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** 1 Mount Pleasant is an attractive semi-detached older cottage located in an elevated rural village setting enjoying wonderful far-reaching views towards Winkelbury Hill and over fields to the rear. Built with rendered external elevations under a tiled roof, in recent years the property has undergone a thorough refurbishment programme using a mix of modern and reclaimed materials and joinery to create a stylish and comfortable country home. Planning consent (PL/2023/05283) was granted in September 2023 for further potential improvements including a kitchen/dining room extension, a new en-suite shower room to the main bedroom and a garden annexe.

The accommodation on the ground floor comprises an entrance hall, triple aspect sitting room with an eco-fuel heater, dining room with an open fire and open plan to the bespoke fitted kitchen with oak work surfaces and breakfast bar, a Rangemaster cooker and larder. Beyond is a utility/shower room, cloakroom, rear hall/study area, fabulous bathroom with a slipper bath and a shower room beyond with a walk-in double shower.

Upstairs the main bedroom has a lovely rural outlook and access to a wooden deck with steps down to the garden. The second double bedroom also has views as well as a walk-in cupboard and there's a third bed/dressing room overlooking fields to the rear.

**Outside** The good-sized Southeasterly facing garden has been delightfully landscaped and planted up with areas of lawn, flower, shrub and rose borders, a variety of ornamental trees, a wooden deck ideal for al-fresco dining, a paved terrace with stone barbeque, vegetable garden, greenhouse, garden shed/workshop, potting shed, wood store and a cupboard housing the oil-fired boiler. A raised wooden deck provides super downland views and accesses a garden room/office with power and a wood burner.



**Notice** Rural View (Salisbury) Ltd, their sub agents and their clients give notice that they have no authority to make or give any representations or warrants in relation to the property. These particulars have been prepared in good faith. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Rural View has not tested any services, equipment or facilities.





**Directions** From Tisbury proceed South past the station to the A30 via Ansty. Turn right towards Shaftesbury and after around 4 miles take the left turn signed to Alvediston & Berwick St John, at the T junction turn left and continue into the centre of the village. At the sharp left-hand bend take the turn on the right by a stone bus shelter into Water Street. Follow the lane round to the right up past the village hall. A pedestrian gate & footpath on the right between Daniel and Woodbine Cottages leads up to the property.

**Services** Mains water & electricity, private drainage, oil fired heating & hot water.

**Local Authority** Wiltshire Council 01722 336272 : Council Tax Band B

### EPC Energy Efficiency Rating

Current: 59 (D) - Please refer to the agents for the complete Energy Performance Certificate

**Tenure** Freehold

Approximate Area = 118.2 sq m / 1272 sq ft  
Outbuilding = 8.9 sq m / 95 sq ft  
Total = 127.1 sq m / 1367 sq ft (Excluding Shed)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 326678

