

YEW TREE COTTAGE

BAPTON, WILTSHIRE



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Bapton, Wiltshire, BA12 0SA

A RECENTLY RENOVATED AND EXTENDED PARTLY THATCHED GRADE II LISTED COTTAGE LOCATED WITHIN THE PICTURESQUE SEMI-RURAL WILTSHIRE HAMLET OF BAPTON.

Entrance Hall | Kitchen/Dining Room | Sitting Room | Study | Utility | Cloakroom
Main Bedroom with ensuite bathroom | Family bathroom | Further 3 bedrooms

Garage | Parking | Garden | Up to 3 acres of land available by separate negotiation



RV RURAL VIEW

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SITUATION

The hamlet of Bapton is located between Salisbury and Warminster in the popular Wylde valley. The larger village of Wylde is nearby which provides a post office, shop and a public house. A primary school, a doctor's surgery, two churches, village shop, post office and garage with supermarket can be found in Codford. The market town of Warminster is approximately 10 miles to the west and offers everyday facilities whilst the cathedral city of Salisbury is about 13 miles to the southeast and has a wide range of shopping, social and leisure facilities including a theatre and arts centre.

PROPERTY

Yew Tree cottage is a Grade II listed, quintessential partly thatched cottage set in the ever-popular Wylde valley. Dating back to the latter part of the 18th century the property has been significantly renovated and extended in recent years.

The accommodation comprises an enclosed entrance porch with a front door leading into the entrance hall. From here doors lead to each side, one to the sitting room and one to the kitchen/dining room. The sitting room is dual aspect with a large inglenook fireplace currently not in use. From the sitting room is a study, a double aspect room with an outside door to the rear. The kitchen/ dining room is light and bright with fitted kitchen units and wall units, a Lamona oven/hob and a built-in dishwasher. French doors from the dining end of the kitchen lead out to a paved terrace and to the garden beyond. There is also a fully functioning woodburner in the sitting/dining area



of the kitchen. Off the kitchen is the utility room with space to house a washing machine and a stable door to the outside. From the utility room, is a cloakroom with a Belfast sink.

Upstairs are four bedrooms, the main bedroom has an ensuite bathroom with a roll top bath. There are a further three bedrooms and a family bathroom.

OUTSIDE

The cottage sits in a garden of approximately a 1/3 of an acre and is mainly laid to lawn with a number of mature trees.

There is a single garage with an electricity supply and ample parking for a number of cars on the gravel drive.

LAND

There is the opportunity to purchase up to 3 acres of land next to the cottage by separate negotiation.

DIRECTIONS (BA12 0SA)

Travelling east on the A303 turn off at the Wylle, Stockton exit. At T junction turn right towards Stockton, Yew Tree Cottage is the first property on the right-hand side.

TENURE

Freehold.

SERVICES

Mains electricity, private water supply and private drainage (sewage treatment plant). Oil fired central heating.

LOCAL AUTHORITY

Wiltshire County Council

OUTGOINGS

Council tax band E

FIXURES AND FITTINGS

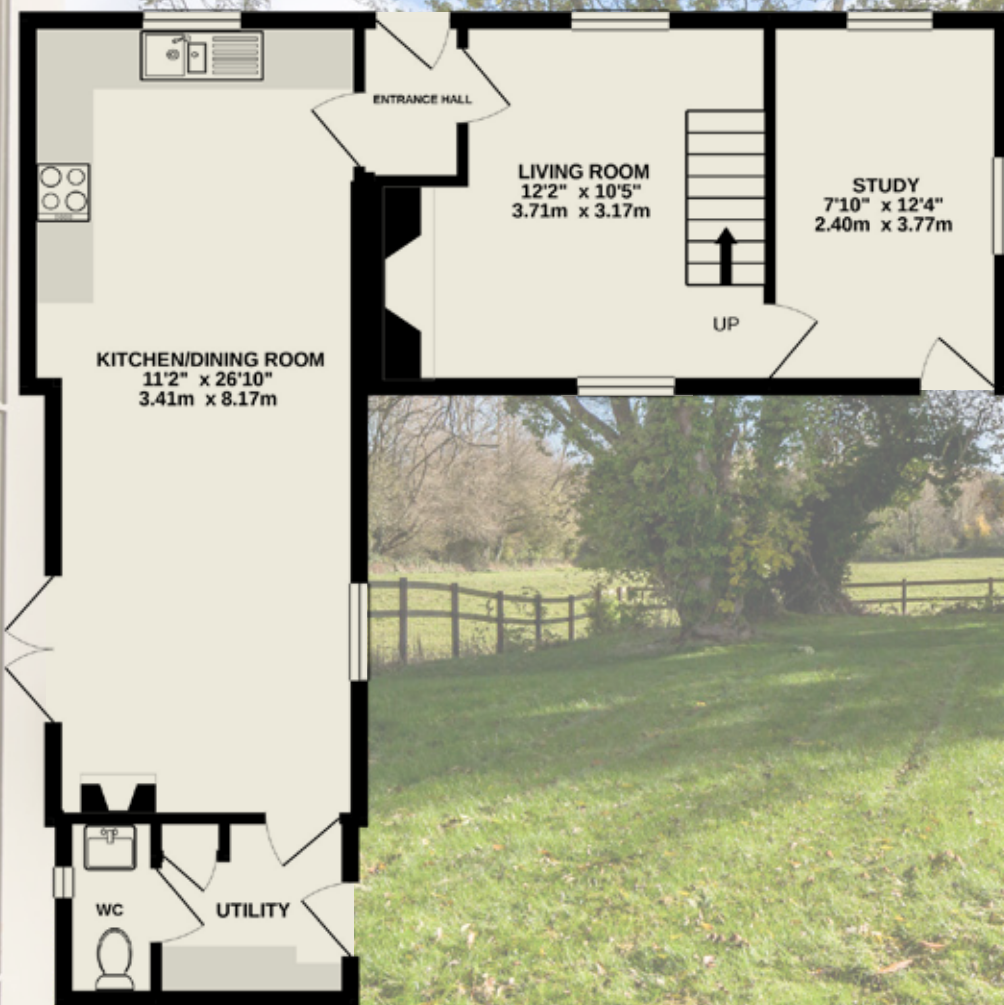
Unless specifically mentioned all fixtures & fittings and garden statuary are excluded from the sale. Some items may be available by separate negotiation.

VIEWINGS

Strictly by appointment with Rural View.



YEW TREE COTTAGE
TOTAL
1345.5 Sq Ft - 125 Sq M



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