



Great Wishford

Guide Price £239,950

The Old Bakery, South Street, Great Wishford, Wiltshire, SP2 0NN

- Charming Grade II Listed Character Property ·In Sought After Village Close to Amenities
- Spacious Sitting Room with Wood Burning Stove
- Dining Room, Leading onto Kitchen ·Separate Utility Room ·Three Bedrooms
- Beautiful Countryside Views ·Stunning Walks up to Grovely Woods On Your Doorstep
- No Onward Chain ·EPC: Exempt

DESCRIPTION

Believed to date back to the mid-1700s, this charming Grade II listed cottage, once the village Bakery, full of many character features including the old bread ovens, exposed brick walls, and located within the heart of the village within easy reach of the village pub and local primary school.

The accommodation includes a spacious sitting room with wood burning stove, dining room, which leads into the kitchen, separate utility room, three bedrooms and a family bathroom. From both the sitting room and main bedrooms, stunning countryside views across the meadow land towards the River Wylde can be enjoyed throughout the changing seasons.

LOCAL AUTHORITY

Wiltshire County Council Tax Band D.

TENURE

Freehold

VIEWINGS

Strictly by appointment, only with Boatwrights. 01747 859359 www.boatwrights.co.uk

AGENTS NOTE

Boatwrights would like to make perspective purchasers aware that this property does not any outside space available. There are however a plethora of stunning countryside walks on your doorstep.



Boatwrights
Estate Agents





LOCATION

Great Wishford is a picturesque village in the Wylde Valley three miles upstream from Wilton. The village has a triangular street layout comprising West Street, South Street and Station Road. Great Wishford is one of the few villages that still celebrates Oak Apple Day on 29th May each year, as well as holding an annual village fete. The village benefits from fantastic walks through Grovely Woods and along the Wylde River which is also popular for trout and fly fishing. In addition, there is a public house (The Royal Oak), a Primary School and church, as well as two further public houses within walking distance for those feeling fit. Great Wishford is also in the catchment area for schools including Bishops Wordsworth, South Willts and Sarum Academy. Buses also run to Warminster. There is both a local running and cycling club which meet in the village, as well as several local sports teams at the South Newton playing fields, which can be accessed via a local footpath. The property is situated a short drive away from Wilton, a former capital of Wessex and stately home to the Earl of Pembroke, which has a good general range of shops and social outlets. The cathedral city of Salisbury is 6 miles away and has an excellent shopping centre, market and recreational facilities that include a theatre, cinema, arts centre and leisure centre. Salisbury also has a mainline railway station with London Waterloo being approximately 85 minutes travel time away.

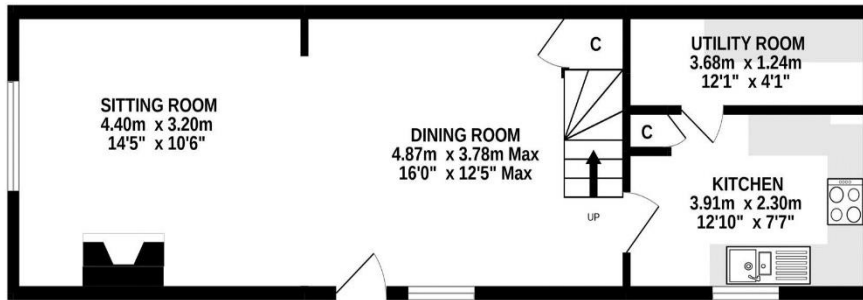
SERVICES

The property benefits from mains water, electricity and drainage. In addition, there is efficient, recently fitted Rointe electric heating, as well as a woodburning stove in the sitting room.

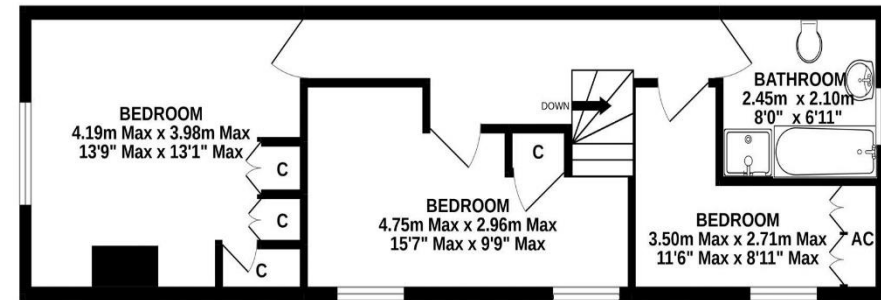




GROUND FLOOR
45.1 sq.m. (485 sq.ft.) approx.



1ST FLOOR
45.4 sq.m. (488 sq.ft.) approx.



TOTAL FLOOR AREA : 90.4 sq.m. (973 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

21 March 2024