



ANSTY

Boatwrights
Estate Agents



KEEPERS COTTAGE

Ansty Coombe Lane, Ansty Salisbury
SP3 5PY

Summary Of Accommodation

Character Cottage in Simply Stunning, Private Location | Breathtaking Countryside Views | Set in Grounds of just over Three Acres (Approximately) | Formal Gardens, Paddocks & Woodland | Kitchen Dining Room | Sitting Room with Wood Burning Stove | Three Bedrooms, One Bathroom, Plus Downstairs WC | Stunning Plankbridge Shepherds Hut Providing Additional Accommodation | Ample Off Road Parking | EPC: F

The Property

Situated on a plot of just over three acres (approximately), in what can only be described as a breath-taking location, Keepers Cottage sits within an elevated position, looking over its grounds, with simply stunning views of traditional Wiltshire countryside.

The accommodation includes a kitchen/dining room with AGA, separate utility room, sitting room with wood burning stove, downstairs WC, three bedrooms, two with built in storage and a family bathroom. In addition the current owner has put in a Plankbridge shepherds hut, providing further accommodation, which could serve a number of different uses.

The property, in our opinion has further scope for enhancement/extension (STPP).

Services: The property is connected to mains electricity and water. Drainage is in the form of septic tank. There is electric heating, along with a wood burning stove in the sitting room.

Local Authority: Wiltshire Council Tax, Band F

Tenure: Freehold

Viewings: Strictly by appointment, only with Boatwrights. 01747 859 359. www.boatwrights.co.uk





Location

The village of Ansty /Ansty Coombe, in the Nadder Valley is mainly within a conservation area, set within the Cranborne and West Wiltshire area of outstanding natural beauty. It sits at the centre of beautiful rolling countryside with extensive walking. The village is steeped in history and has the beautiful 13th century St James Church and the Ansty Maypole one of the tallest in the country, that could well have been in existence since Saxon times; where May Day has been celebrated virtually unbroken every year down the centuries.

Ansty village which is listed in The Domesday Book is located 2 miles south of the larger village of Tisbury; 7 miles north-east of Shaftesbury (Dorset) and 14 miles south west of the cathedral city of Salisbury (main line station to London Waterloo – 1 hr 28 mins).

Tisbury has an excellent range of facilities including independent butcher, tea rooms and cafes. There is also a convenience store and cash point, Post Office, public houses and inns, dentist & doctors' surgery, leisure centre, recreation ground and several community groups. The area is well known for the excellent Chalke Valley History Festival, and exhibitions at Messums Wiltshire (Tisbury), Hauser & Wirth (Bruton) and Hatch House Ballet. There are a number of good local public houses nearby with the Royal Oak at Swallowcliffe within walking distance. Tisbury has been featuring in The Sunday Times Top 5 villages to live in outside of London since 2014.

There are many excellent state and independent schools within easy reach; the primary school of St John's Tisbury and Wardour Roman Catholic School numerous independent schools including Sandroyd, Claysmore and Port Regis At senior level there are the highly thought of Salisbury Grammar Schools (Bishop Wordsworth's and South West Wiltshire Grammar) and Shaftesbury and Gillingham – as well as the independent schools of Sherborne (Sherborne School and Sherborne School for Girls) and Bryanston.

Trains: Tisbury (London Waterloo 1hr 45mins), Tisbury (Exeter St Davids 1hr 36mins).

Outside

The property is located on a quiet Lane, in which a private sweeping driveway takes you through the grounds, up to the property itself which is in an elevated position, and has a tarmacadam driveway, providing parking for several vehicles.

The grounds, which expand over three acres (Approximately) consist of a mixture of formal gardens, a piece of woodland, as well as a grass paddock, all benefitting from spectacular countryside views, and an array of different colours throughout the four different seasons.

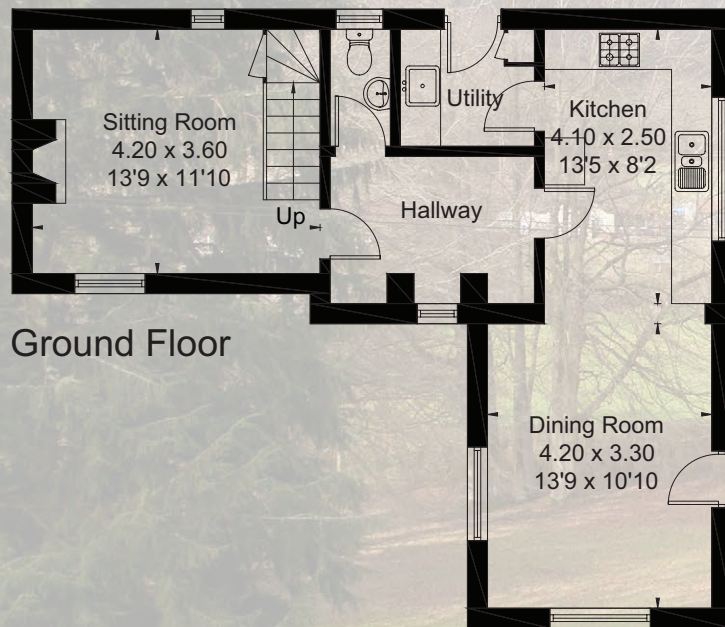
It really is the perfect balance of a stunning rural, countryside lifestyle, full of wildlife, whilst being less than 2.5 miles from the amenities of Tisbury and a mainline train station.

We would like to make potential purchasers aware, that a footpath does run through some of the grounds. Please give us a call for more details.

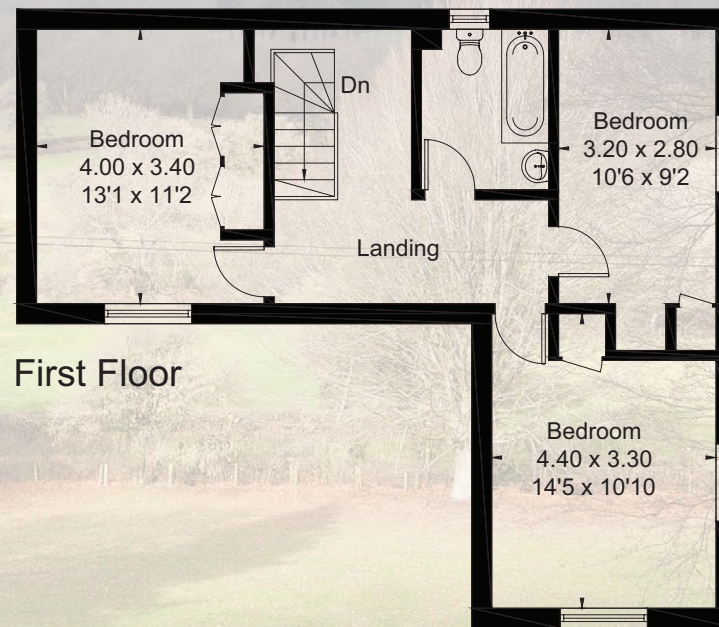




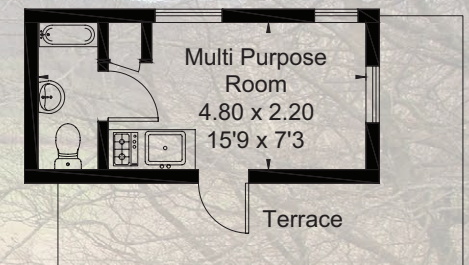
Approximate Floor Area = 111.7 sq m / 1202 sq ft



Ground Floor



First Floor



The Shepherd's Hut
(Not Shown In Actual Location / Orientation)

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. March 2025

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