



The Quarry, Tisbury

£260,000



## Hill View, The Quarry, Tisbury, Wiltshire SP3 6HR

- Charming Stone Built Character Cottage
- Within Close Proximity to Tisbury High Street & Mainline Train Station
- Quiet, Sought After, Tucked Away Location
- Stunning Open Plan Kitchen/Living Area
- Two Bedrooms
- Modern Fitted, Luxury Bathroom
- Garden Front and Back
- EPC: G.

### DESCRIPTION

A charming, well-presented two-bedroom semi-detached stone cottage located in the idyllic setting that is The Quarry in Tisbury, close to the local village amenities and mainline train station.

The beautifully presented, characterful accommodation includes, a large open plan room down stairs with a modern fitted kitchen / dining area and open sitting area with wood burning stove, two double bedrooms, a stunning bathroom and gardens to front and rear with a recently built garden office.

### LOCATION

Tisbury, is the largest village in Wiltshire's Nadder Valley and is located to the west of the Cathedral City of Salisbury. The village benefits from a railway station which is on the main line between Exeter and London Waterloo. Tisbury has an excellent range of amenities, including a butcher, a coffee shop, a delicatessen and a florist. There is also a post office, a gallery and art centre, a doctors' surgery, a dentist, a leisure centre and a recreation ground. There are several local community groups.

In addition, the village has an excellent school in St John's Primary and many very well thought of independent and grammar schools within the local area. Since 2014 Tisbury has been voted within the Top 5 villages outside London according to the Sunday Times.

A303 (London/Exeter) 6m, Shaftesbury 10m, Salisbury 14m. Trains: Tisbury (London Waterloo 110m), Salisbury (London Waterloo 85 mins).



### SERVICES

The property is connected to mains electricity, water and drainage. Heating is via a mains electric system as well as having a wood burning stove in the sitting room. The garden office, has underfloor heating, electricity, lighting and is well-insulated.

### TENURE

Freehold







## OUTSIDE

To the front of the cottage is a private, walled garden, boasting several mature shrubs and plants. The current owners have recently added a cleverly designed garden office, which benefits from underfloor heating, electric, lighting and is well-insulated. Full planning permission was granted for this build.

To the rear of the property, which can be accessed from the kitchen, is a hardscaped space and a raised area of gravel all of which is enclosed with a stone wall, providing a fantastic space to sit out in the summer evenings. There is an access gate to the side in both the front and rear garden.

## LOCAL AUTHORITY

Wiltshire Council Tax Band B.

## STAMP DUTY

To calculate the stamp duty payable on this property visit

[www.hmrc.gov.uk/tools/sdl/land-and-property.htm](http://www.hmrc.gov.uk/tools/sdl/land-and-property.htm)

## VIEWINGS

Strictly by appointment, only with Boatwrights.

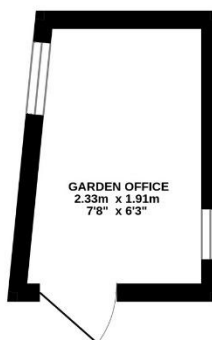
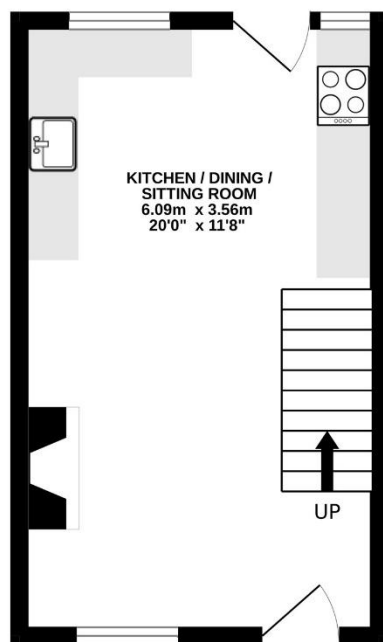
01747 859 359. [www.boatwrights.co.uk](http://www.boatwrights.co.uk).



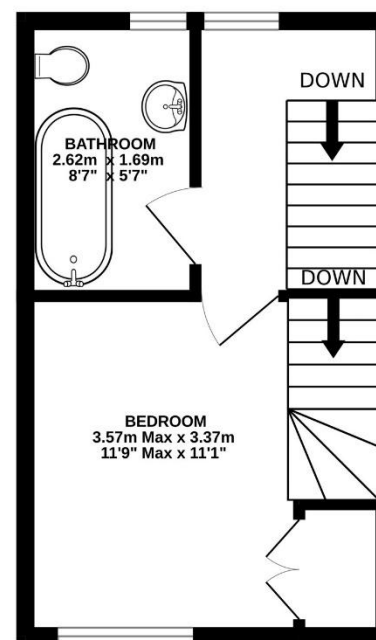




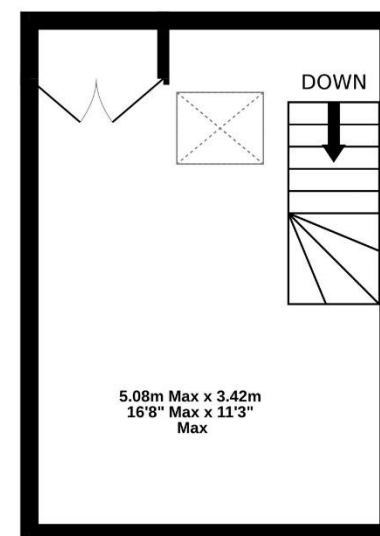
**GROUND FLOOR**  
25.9 sq.m. (278 sq.ft.) approx.



**1ST FLOOR**  
21.7 sq.m. (233 sq.ft.) approx.



**2ND FLOOR**  
18.1 sq.m. (194 sq.ft.) approx.



**TOTAL FLOOR AREA : 65.6 sq.m. (706 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.

07 November 2024