



Temperance Row, Tisbury

£240,000

Temperance Row, The Quarry, Tisbury, Wiltshire SP3 6HW

- Character Property which has been Enhanced by Current Owner
- Within Close Proximity to Tisbury High Street & Mainline Train Station
- Well Appointed Cottage Style Kitchen
- Charming Sitting Room ·Small Garden Room
- Two Double Bedrooms, One Shower Room
- Westerly Facing Rear Garden
- Stone Built Outbuilding Providing Storage
- EPC: E.

DESCRIPTION

This is a charming, stone built character property, which has been re-furbished and enhanced by the current owner, located in the quiet setting of The Quarry, within close proximity to Tisbury High Street and the mainline train station.

The accommodation, which is arranged over three floors, includes a well-appointed cottage style kitchen, which opens up to the sitting room, small garden room to the rear, two double bedrooms, and a shower room.

Externally there is a courtyard garden with a small outbuilding at the back.

LOCATION

Tisbury is the principal village in Wiltshire's exceptionally popular and highly sought after Nadler Valley. With beautiful rolling countryside considered widely by many as offering the best walking in the south of England. Simply stunning views coupled with amenities to suit every requirement, it's no wonder that The Sunday Times has voted Tisbury in its Top 5 places to live in the UK since 2014.

Tisbury's picturesque, welcoming and thriving High Street is awash with high quality independent shops and services that include a butcher, solicitors, a highly regarded deli, hair salons, a hardware shop, florist, post office, as well as excellent cafés, a wine shop, community leisure centre, a pharmacist, dentist and doctors' surgeries to name but a few, Tisbury really does have it all. An excellent primary school is present within the village as well as several very well supported community groups.

The village also offers a mainline railway station that provides services both east and west to Exeter St. Davids and central London respectively. London Waterloo is approximately 1 hour 50 mins away, as a direct route. With golf at nearby Rushmore, racing at Salisbury and Wincanton and Messums Art Gallery occupying the Tithe Barn within Tisbury itself, the village really does offer something for everyone and brilliant links to other, local activities.





OUTSIDE

The property is located on Temperance Row, a small lane within the Quarry full of attractive stone built cottages. The westerly facing courtyard style garden can be accessed via the small garden room, and is designed with low maintenance in mind, whilst providing space for pot plants.

The rear of the garden there is a stone-built outbuilding, providing storage. There is also an access across the neighbouring property.

SERVICES

The property is connected to mains electricity, water and drainage. Heating is electric. There is underfloor heating on the ground floor.

LOCAL AUTHORITY

Wiltshire Council Tax Band B.

TENURE

Freehold

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdlt/land-and-property.htm

VIEWING

Strictly by appointment, only with Boatwrights.

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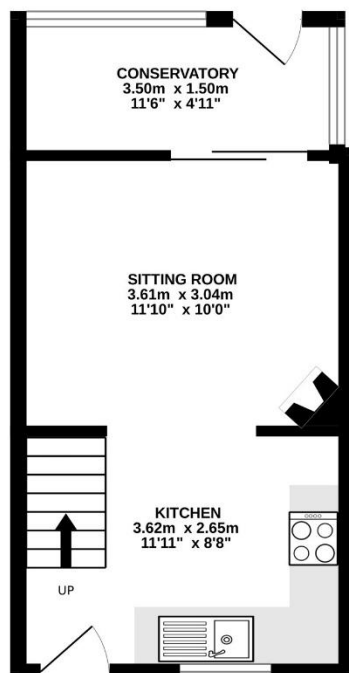


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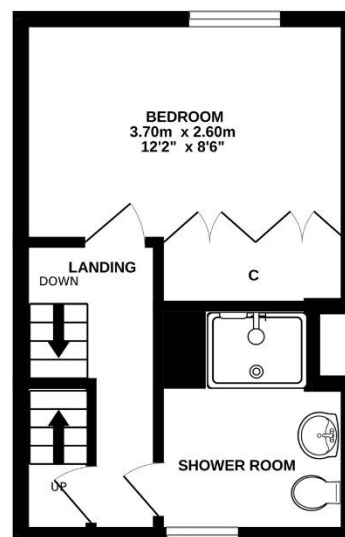




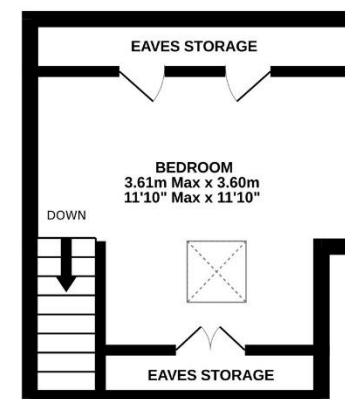
GROUND FLOOR
25.5 sq.m. (275 sq.ft.) approx.



1ST FLOOR
19.8 sq.m. (213 sq.ft.) approx.



2ND FLOOR
14.4 sq.m. (155 sq.ft.) approx.



TISBURY

TOTAL FLOOR AREA : 59.8 sq.m. (644 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.

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