



NADER BARN

2 THE OLD FARM YARD, TISBURY SALISBURY SP3 6NZ

Boatwrights
Estate Agents





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Summary Of Accommodation

- Substantial Barn Conversion, Recently Renovated to a High Standard
- Immaculately Presented Throughout, Both Internally & Externally
- Within Comfortable Reach of Village Amenities & Mainline Train Station
- Kitchen Opening into Dining Area
- Sitting Room with Double Doors into the Garden
- Back to Back Wood Burning Stove Serving Sitting & Dining Room
- Three Bedrooms, Three Bathrooms
- Mezzanine, Which Could Serve a Number of Uses
- Double Garage & Off-Road Parking
- South Facing, Landscaped Gardens
- EPC: E

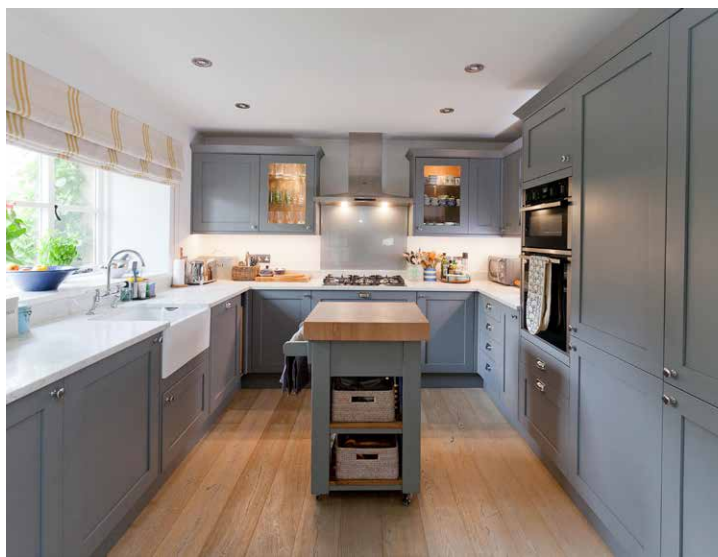
The Property

A simply stunning barn conversion providing in excess of 2300 sq. ft of accommodation (including garage), arranged over two floors, located in the heart of Tisbury, in a tucked away position, whilst still within comfortable reach of village amenities and mainline train station.

The immaculately presented accommodation, which has been significantly enhanced throughout by the current owner, to a high specification, includes, on the ground floor, a modern fitted kitchen, which opens up into the dining room, giving an open plan feel, further sitting room with double doors into the garden, as well as a back to back woodburning stove (also serving the dining area), two double bedrooms, both with built in wardrobes, one with ensuite shower room, and a further family bathroom.

To the first floor, there is a further double bedroom, served by an additional shower room, as well as a mezzanine looking over the dining area, currently used as a study, but could serve a number of different uses.

Externally there is off-road parking for several vehicles, a detached double garage with power and lighting, as well as a boarded loft space providing ample storage, and beautifully presented, south facing, landscaped gardens.





Location

Tisbury is the principal village in Wiltshire's exceptionally popular and highly sought after Nadder 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 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 with Waterloo being only 1 hour 50 mins away approximately 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

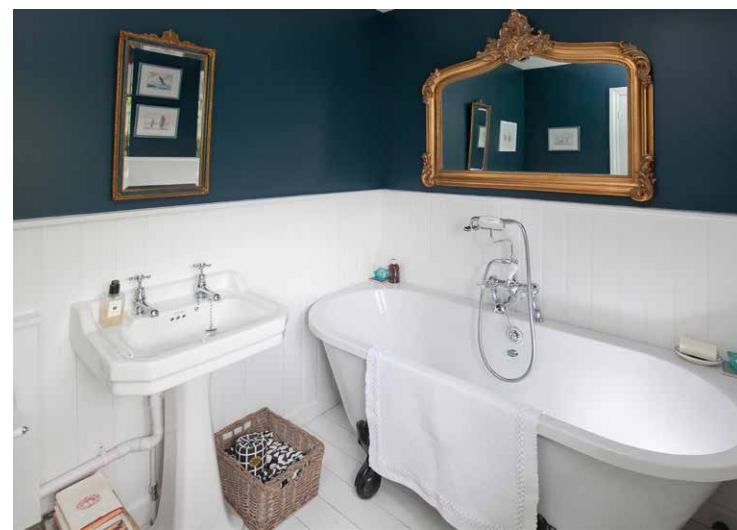
The property is accessed off of Court Street, towards the end of a no through, private lane within a quiet, tucked away position, where you enter a gravelled driveway, providing parking for several vehicles, as well as access to the detached double garage, with two up and over doors, power, lighting and useful loft space. A paved pathway leads you up to the front door.

The private, predominantly south facing gardens wrap around the property, and is divided into different sections, and can be accessed from one of two double doors in the sitting room, both leading out to separate patios, providing ample space for the garden furniture and allowing the sun to be enjoyed at different parts of the day. The rest of the gardens are a mix of lawned, gravelled and planted areas, all immaculately cared for, providing a wonderful village lifestyle.

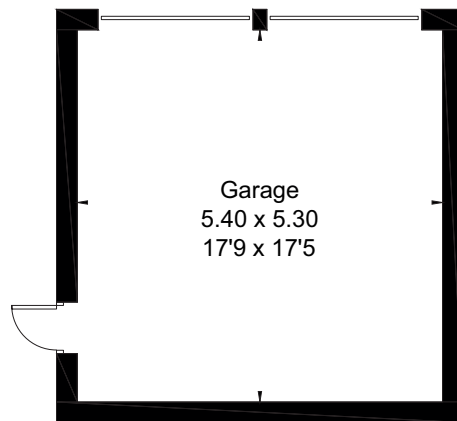
Services: The property is connected to mains electricity, water and drainage. There is oil fired central heating, as well as a back to back wood burning stove, serving both the sitting room and dining area. There is underfloor heating in the upstairs shower room.

Local Authority: Wiltshire Council, Band F.

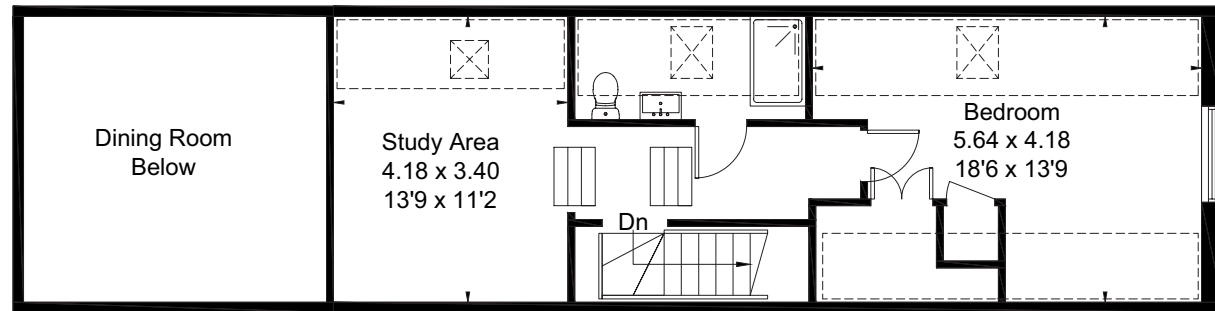
Tenure: Freehold



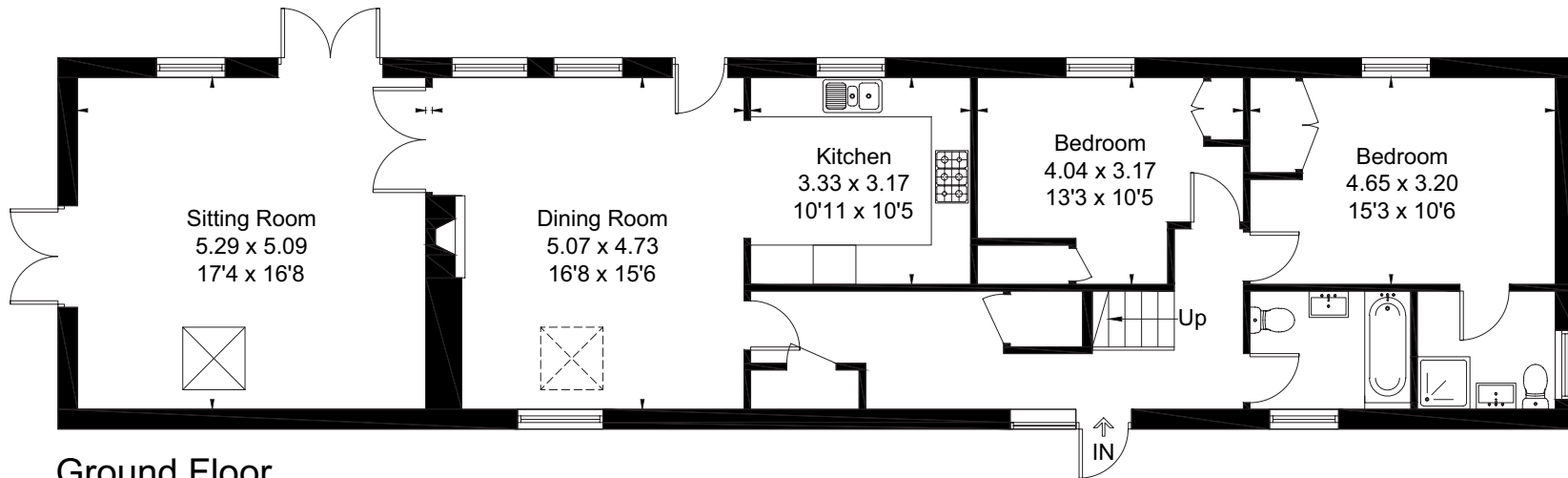
Approximate Floor Area = 222.7 sq m / 2397 sq ft



(Not Shown In Actual Location / Orientation)



First Floor



Ground Floor



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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. DAY MONTH 2019