



High Street, Tisbury

£149,500



## The Old Coal Shop, High Street, Tisbury, Wiltshire SP3 6LD

- First Floor Apartment on the Tisbury High Street
- Easy Reach of Amenities and Mainline Train Station
- Beautifully Presented Throughout
- Modern Fitted Kitchen •Sitting / Dining Room
- One Double Bedroom, One Shower Room
- Roof Terrace Providing a Wonderful Outside Space
- No Onward Chain •EPC: E.

### DESCRIPTION

Located on the Tisbury High Street, this one bedroom first floor apartment, providing a fantastic opportunity for a first-time buyer, investment, or lock up and leave, within easy reach of the village amenities and mainline train station.

The well-appointed accommodation, which has been updated, and beautifully maintained by the current owner, includes a kitchen, sitting/dining room, opening up onto a fantastic roof terrace providing views of the village and countryside beyond, one double bedroom and a shower room.

### 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 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.

### SERVICES

The property is connected to mains electricity, water and drainage. Heating is electric.







## OUTSIDE

The property is located and accessed via the High Street, where the apartment is quietly situated at the rear on the first floor, reached via a set of stairs.

To the rear of the apartment is a fantastic, Easterly facing roof terrace, which can be accessed via the sitting/dining room. The terrace provides the perfect space for sitting out in the summer evenings, enjoying views over the village and countryside beyond.

## LOCAL AUTHORITY

Wiltshire Council Tax, Band A.

## TENURE

Leasehold – Long Lease

## STAMP DUTY

To calculate the stamp duty payable on this property visit

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

## VIEWINGS

Strictly by appointment, only with Boatwrights.

01747 859359 [www.boatwrights.co.uk](http://www.boatwrights.co.uk).







GROUND FLOOR  
30.5 sq.m. (329 sq.ft.) approx.



HIGH STREET, TISBURY

TOTAL FLOOR AREA : 30.5 sq.m. (329 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.

Made with Metropix ©2024



#### 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.

15<sup>th</sup> July 2025

Boatwrights Estate Agents Ltd Registered in England No. 09514957  
High Street, Tisbury, Wiltshire SP3 6LD Tel 01747 859359 Email sales@boatwrights.co.uk  
1 Bell Street, Shaftesbury, Dorset SP7 8AR Tel 01747 213106 Email sales@boatwrights.co.uk