

4 Bed Detached In South Street Great Wishford, Salisbury, SP2 0NN £655,000





## SHORT DESCRIPTION

Property Ref: 13612 Council Tax:F DETAILS A charming, spacious tucked away four bedroom detached period cottage (c16th Century) located in this favoured village with surrounding garden. Extended to create in excess of 200sqm/ 2160sqft of Room area plus attic space easily accessed from a mezzanine bed area. PERIOD FEATURES RESTORED FOUR BEDROOMS FOUR RECEPTION ROOMS KITCHEN/BREAKFAST ROOM UTILITY ROOM TWO SHOWER ROOMS ONE ENSUITE BATHROOM WITH SHOWER DOUBLE GARAGE GOOD SIZED SURROUNDING GARDEN TWO SHEDS ADDITIONAL GARDEN AVAILABLE FOR PURCHASE WITH HOUSE FULL DESCRIPTION Directions From Salisbury proceed out toward Warminster on the A36 past Wilton and South Newton. Take the next turning on the left over the bridge to Great Wishford off the A36 to Great Wishford. Before the church turn left into South Street. Continue until where the front garden wall of The Cottage on the left narrows the road and there is a shared track just before The Cottage leading to Mountview. Description The property comprises a period four bedroom detached cottage, which has been extended over the years. In the last 9 years since it has been sensitively remodelled as per an architects designs by extending at the rear and layout redesigned and building regulation sign off to achieve better insulation, space and light without compromising the original cottage character at the front. The original property has maintained a wealth of its original character and dates back to the 16th Century with further later additions in the 18th and 20th Centuries. There are many original beams and an original inglenook fireplace creating a lovely feeling of the history of the property. The old walls have been carefully stripped back and restored with lime by the current owner who is a specialist cob and lime professional. There are four reception rooms on the ground floor with an open sunny kitchen/breakfast room with bifold doors opening out onto the good sized garden (total garden area c 0.18acre). Along the corridor from the kitchen there is a backdoor with a covered porch, a pantry, downstairs shower and a utility room. At the back of the kitchen there is full height, open, wood and glass bifold doors looking out over the garden. The accommodation is arranged as follows, all measurements being approximate. Entrance porch Roofed, timber framed and open sided. Sitting room (4.75m x 4.5m inglenook 95cm deep) Inglenook fireplace with working wood burner, bressumer beam over and bread oven, exposed wooden beams, cupboard under original remaining stairs, radiator. Ceiling in excess of 2m. Dining Room (5.15m x 4m) Original stone fireplace, no longer functioning, the remains of bread oven on wall. Exposed wooden beams and original wattle and daub wall panels. Radiator. Ceiling in excess of 2m. Study (2.2m x 1.4m) Double aspect, Radiator Kitchen (3.7m x 8.7m from dinning room door - Kitchen and Breakfast area 6.8m) Wood and glass wall separating it from a new stairway with integrated bookcase. Intergrated hob, oven quartz worktop throughout, soft close drawers and cupboards, wood effect floor. Breakfast area stone tiles with underfloor heating and bifold doors opening out onto garden/pond area. Pantry(1.95m x 1.95m) Shelving. Tiled solid floor. Downstairs Shower room (1.55m x 2.1m) Underfloor heated tiled floor with high up glass panels in internal wall to let in the light, walk in shower, toilet, basin with cupboard below. Utility (3.45m x 3.5m plus airing cupboard Underfloor heated, tiled floor, butlers sink, airing cupboard, hot water cylinder and easy clean surfaces with cupboarding underneath. Space for washing machine, fridge/freezer and freezer. Corridor to period oak back door with sidelights (5.95m x 1.2m) Hanging area for coats and boot area. Built in storage around fridge freezer. First Floor - Landing (5.65m x 2m) From the top of the stairs the landing leads to the right a family shower room and large double bedroom leading to a balcony outside the kitchen. Or straight ahead to a study over looking the garden and a ladder up to a mezzanine bed platform also with views over the garden. This mezzanine area leads onto many loft spaces which are easily accessible for storage. Turning to the left of the staircase leads to two double rooms (3 & 4) and then on to the master bedroom with ensuite bathroom. Main Bedroom (with ensuite) (4.8m x 4.7m) Built in double wooden cupboard, small original fireplace, original exposed beams.Open plan ensuite and french doors opening out to a balcony over the garden. Ensuite (to main bedroom) (3.5m x 3.9m) Vinyl tiled floor, Spa bath, large walk in shower, basin with mirror and integral draw, an enclosed toilet and a radiator. Additional triangular cupboard with good hanging space and cupboarding above. Family Shower room / W/C (2.05m x 2.05m) Vinyl tiled floor with towel rail, walk in shower with built in shelving, toilet and large basin. Large double bedroom (2) (4.65m x 3.8m) Large double fitted cupboard, radiator, ceiling storage space, french doors with balcony overlooking garden and pond. Bedroom (3) immediately left of landing (2.8m x 3.65m) Original exposed beams. It has built in cupboards with hanging rails and dressing table with drawers and cupboards, small box cupboard beside bed and ladder leading up to a hidden bed platform/den. Radiator and additional internal windows onto landing. Double room (4) to the left at end of landing (3.75m x 2.8m) Walk through cupboards to the left with rail and shelving behind and on right just shelving. Original exposed beams. The bedroom has a low profile radiator. Office upto Mezzanine, immediately opposite top of stairs (2.2m 2.05m) Built in desk and shelving in wall. Pull out stairs for access to mezzanine with bed platform, viewing seating for window overlooking garden and views of the hills. Leading to extensive storage spaces and attic.. Outside On the front of the property there is a walled garden with lawn and borders to the front including a parking area for two cars, which leads down to the rear of the property past a custom built shed. Additionally there is a track on the left of the property which leads down to the back gate and double garage. The rear comprises of a rockery style garden before the garage and there is a pond area in front of the kitchen and a good sized shed in the far corner. There is also a patio area with lawn and borders to the rear and right hand side behind the property. The majority of the good sized garden is private and not overlooked.....



Bed Room(s)



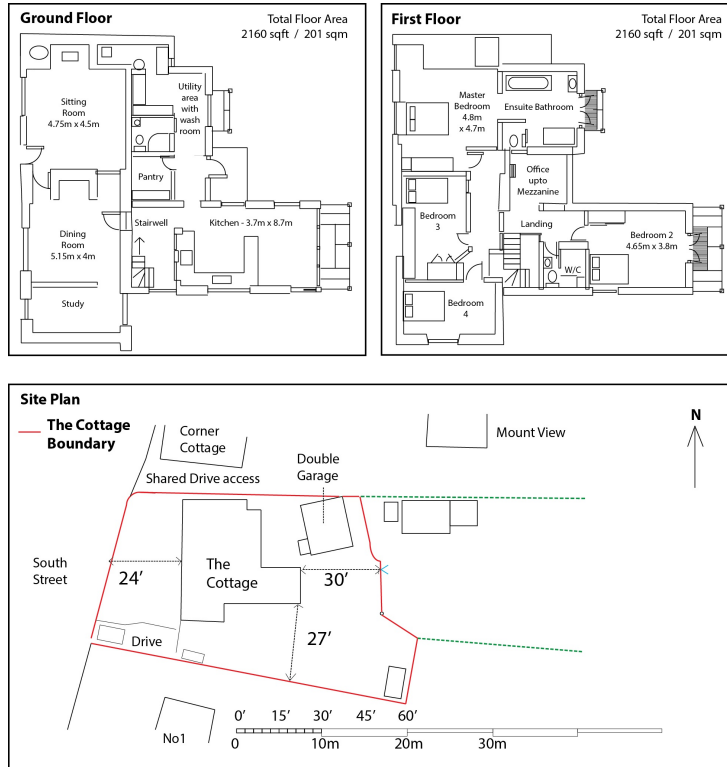
Bath Room(s)



Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

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