



TISBURY

Boatwrights
Estate Agents



THE ELMS

High Street, Tisbury, Wiltshire,
SP3 6HH

Summary Of Accommodation

A Handsome Grade II Listed Village Home | Idyllic Village Centre Location | Over 3500 Sq. Ft. Of Charming, Characterful & Flexible Accommodation | Beautiful Sitting & Dining Room With Views Over The Garden | Five Bedrooms & Two Bathrooms | Fantastic, Private Gardens Spanning Over 0.5 Of An Acre | Double Garage & Ample Off-Road Parking | Cellar & Further Outbuildings | No Onward Chain | EPC: Exempt

The Property

Welcome to The Elms.

Located on Tisbury's thriving High Street and believed to be originally constructed throughout the 18th Century, this glorious village house offers an exceptional level of internal accommodation space with the added element of being within the heart of the village.

Offering over 3500 sq. ft. of flexible, internal accommodation arranged over two floors, the property presents an overwhelming level of charm, character and traditional features. All of the main rooms are of an excellent size and nature as well as well offering a superb level of natural light. On the ground floor, the house presents a stunning sitting room and dining room with views over the garden as well as an additional reception room currently used as a study. Upstairs are five excellently sized bedrooms as well as two bathrooms.

Services: The property is connected to mains electricity, water and drainage as well as offering an oil fired central heating system.

Local Authority: Wiltshire Council, Band G.

Tenure: Freehold

Viewings: Strictly by appointment, only with Boatwrights.

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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

Externally, The Elms offers a private, tranquil and secluded garden that is a wonderful space that can be enjoyed throughout the seasons. The gardens span just over 0.5 of an acre and present several areas of lawn, feature planting, specimen trees and ample space to sit out and enjoy the sunshine.

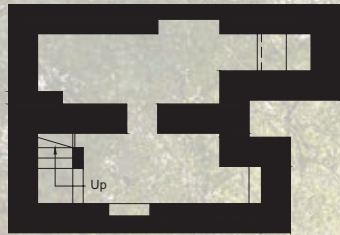
A bespoke built veranda is present providing an idyllic spot to entertain and dine alfresco and numerous outbuilding/sheds offer ample external storage space as well as a workshop space.

In addition, off road, private gravelled parking as well as a double garage that offers power and lighting is also present.

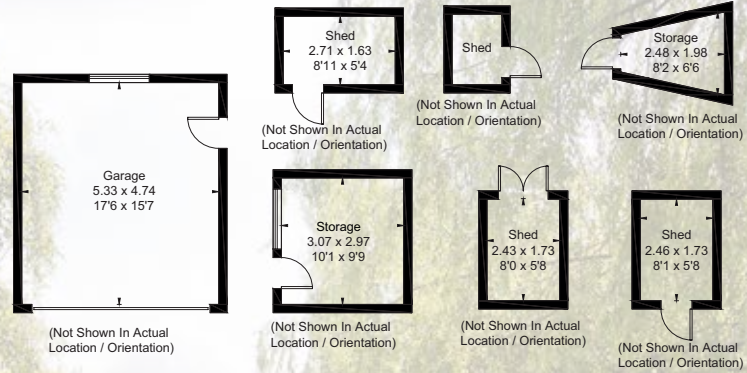




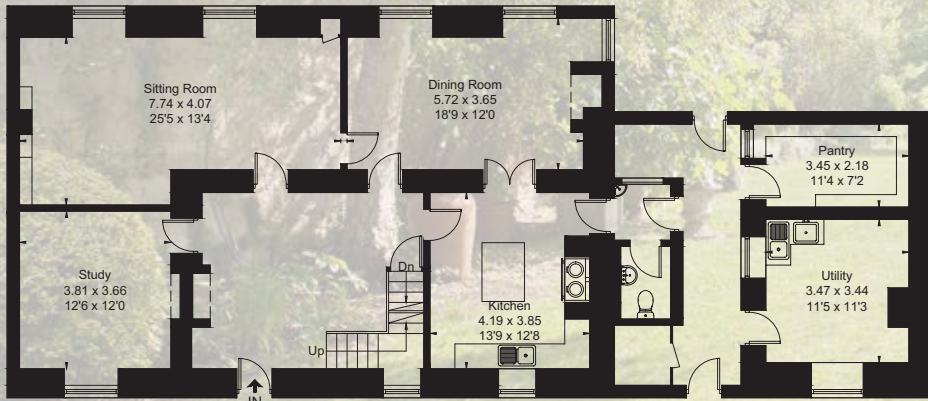
Approximate Floor Area = 312.9 sq m / 3368 sq ft
 Cellar = 21.7 sq m / 233 sq ft
 Outbuildings = 38.0 sq m / 409 sq ft
 Total = 372.6 sq m / 4010 sq ft



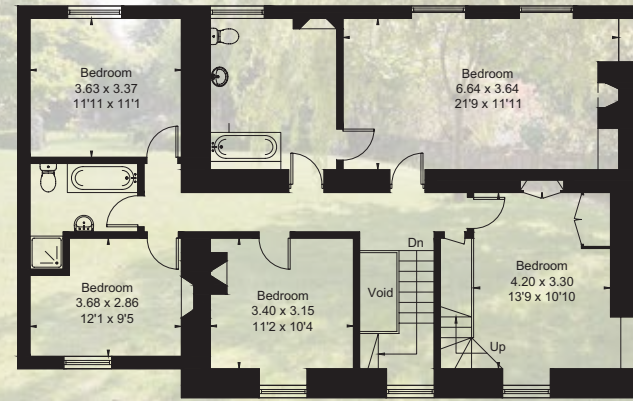
Cellar



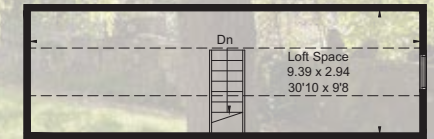
Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor

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. 2nd August 2024

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