



**ANSTY**

**Boatwrights**  
Estate Agents



# PENNYFARTHING COTTAGE

Ansty, Wiltshire, SP3 5QF

## Summary Of Accommodation

Utterly Charming Grade II Listed Cottage In Gorgeous Nadder Valley Village | Over 1400 Sq Ft Of Characterful & Flexible Accommodation | Two Reception Rooms Including A Cosy Snug | Stunning Dual Aspect Kitchen Complete With Oil Fired AGA | High Specification Throughout | Annexe / Guest Suite | Beautiful Gardens With Attractive Countryside Views | Gated Entrance To Driveway Parking & Car Port | Additional 0.3 (Approx) Land Available By Separate Negotiation | EPC: N/A

## The Property

Welcome to Pennyfarthing Cottage.

This completely charming village home originally constructed throughout the 18th Century offers an immense amount of characterful features as well as being located within the superbly pretty village of Ansty.

Offering over 1400 sq. ft. of flexible accommodation and arranged over two floors, the cottage comprises a striking sitting room, kitchen/dining room, a cosy snug, two bedrooms and a main bathroom. A third spacious bedroom with freestanding bath is included in the self-contained annexe/guest suite above the car port.

## Services

The cottage is connected to mains water and electricity. Drainage is in the form of a septic tank and an oil fired central heating system is also present.

## Tenure

Freehold





## Location

The village of Ansty is mainly within the Cranborne Chase conservation area, set within the area of outstanding natural beauty. It sits at the centre of beautiful rolling countryside with extensive walking. The village is steeped in history and has the beautiful 13th century St James Church and the Ansty Maypole one of the tallest in the country, that could well have been in existence since Saxon times; where May Day has been celebrated every year.

Ansty village is located 2 miles south of the larger village of Tisbury which has an excellent range of facilities; 7 miles north-east of Shaftesbury (Dorset) and 14 miles south west of the cathedral city of Salisbury. The area is well known for the excellent Chalke Valley History Festival, and exhibitions at Messums Wiltshire (Tisbury), Hauser & Wirth (Bruton) and Hatch House Ballet. There are a number of good local public houses nearby with the Royal Oak at Swallowcliffe. There are many excellent state and independent schools within easy reach.

Trains: Tisbury (London Waterloo 1hr 45mins), Tisbury (Exeter St Davids 1hr 36mins).

## Outside

Externally, the property is approached by Ansty High Street through a set of secure electric gates that open to the sweeping driveway which in turn offers an ample level of parking. In addition is the timber car port that benefits from power and lighting.

The gardens are located in an elevated position to make full use of the countryside views of which there are plenty. A well-established lawn is present as well as mature, colourful borders.

In addition is a sunken sun terrace that provides an idyllic space to entertain and dine alfresco.

## Additional Land

A piece of land, located within close proximity to Pennyfarthing Cottage could be available to purchase by separate negotiation. It is of a mature nature and is approx. 0.3 of an Acre in size. There is also a garage situated on it and access can be obtained from Kings Lane.

## Viewings

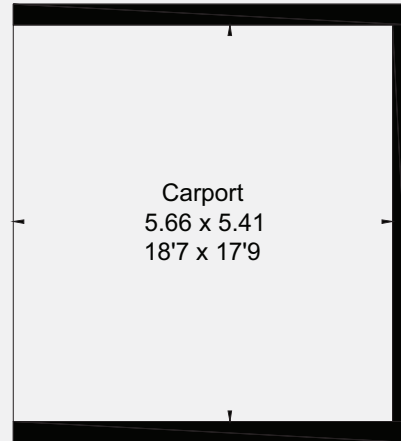
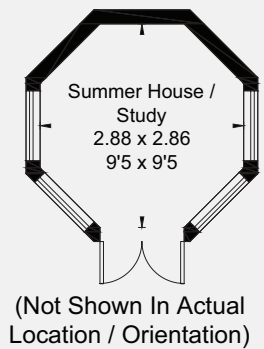
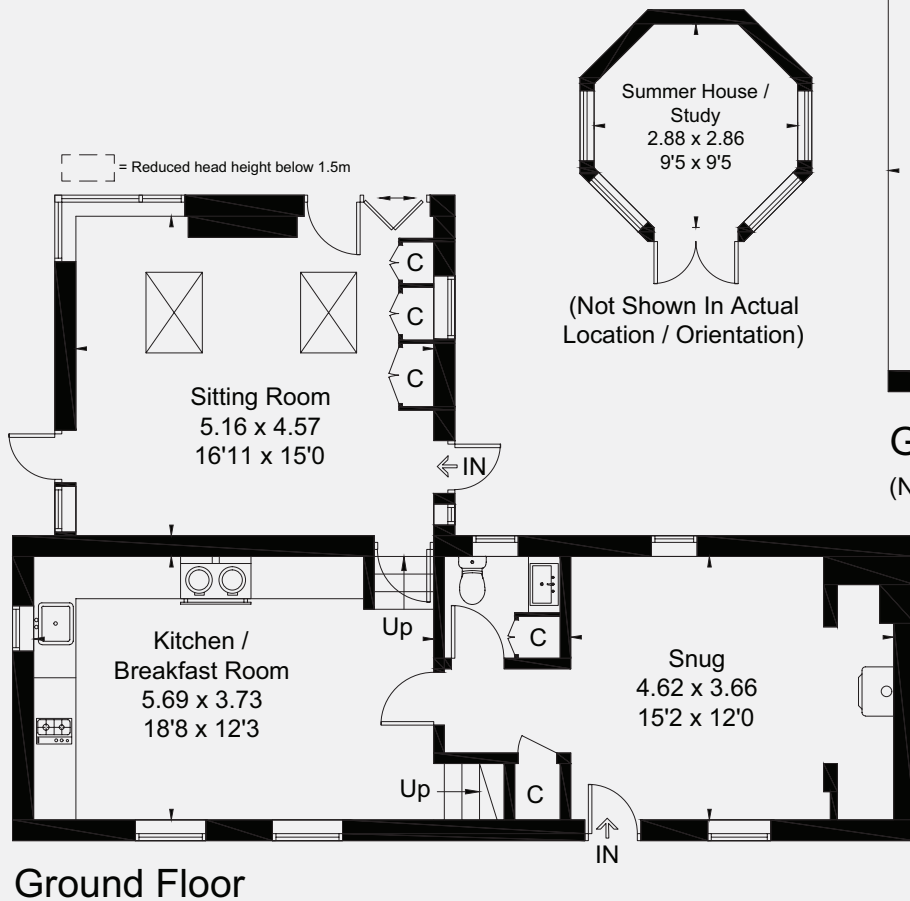
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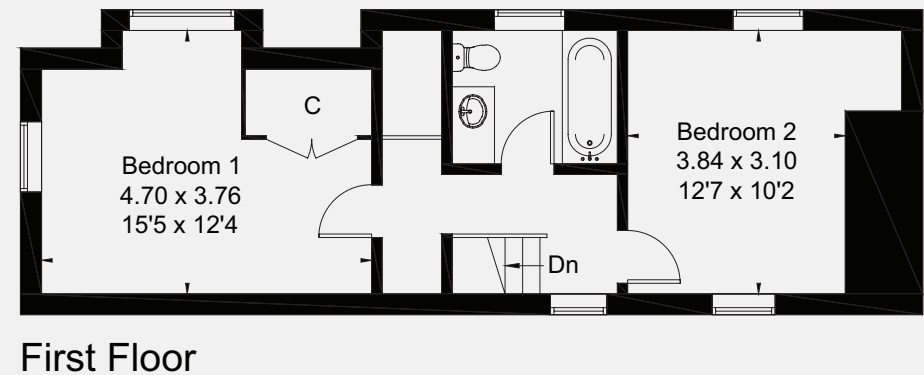
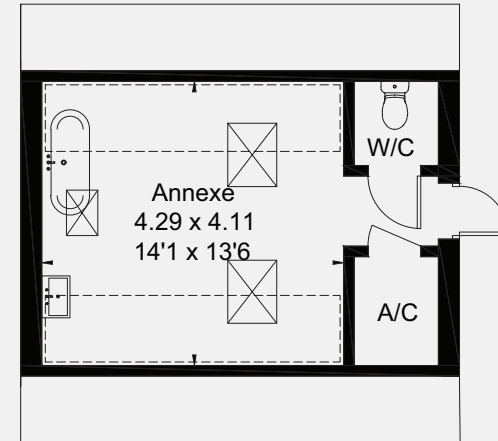




Approximate Floor Area = 113.0 sq m / 1215 sq ft  
 Annexe = 19.1 sq m / 206 sq ft  
 Summer House / Study = 7.0 sq m / 75 sq ft  
 Total = 139.1 sq m / 1496 sq ft  
 (Excluding Carport)



**Ground Floor**  
 (Not Shown In Actual Location / Orientation)



**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

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