



Temperance Row, Tisbury

£295,000

Temperance Row, Tisbury, Wiltshire SP3 6HW

- Recently Refurbished Character Cottage ·Quiet Sought After Location
- Within Close Proximity to Tisbury High Street & Mainline Train Station
- Spacious Sitting Room with Wood Burning Stove
- Kitchen, Plus Separate Utility/Boot Room ·Courtyard Garden with External Outbuilding
- Three Bedrooms, One Bathroom ·No Onward Chain ·EPC: E.

DESCRIPTION

This charming, characterful terrace cottage would be an ideal first time buy, investment, or lock up and leave property. Located in the tranquil and quiet setting of The Quarry within close proximity to Tisbury High Street and the mainline train station.

The accommodation, spread over three floors, has been significantly enhanced by the current owner, and includes a kitchen, separate utility/boot room, large sitting room, two double bedrooms, further single bedroom, bathroom and a courtyard style garden with an outbuilding at the back.

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

To the rear of the property is a private courtyard style garden, designed with low maintenance in mind. In addition, there is a stone storage shed to the rear, and a gate providing access.





SERVICES

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

Heating is electric, along with a wood burning stove in the sitting room.

LOCAL AUTHORITY

Wiltshire Council Tax, Band A.

TENURE

Freehold

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdl/land-and-property.htm

VIEWINGS

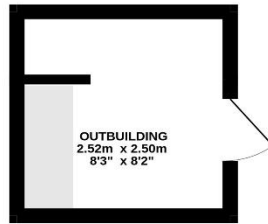
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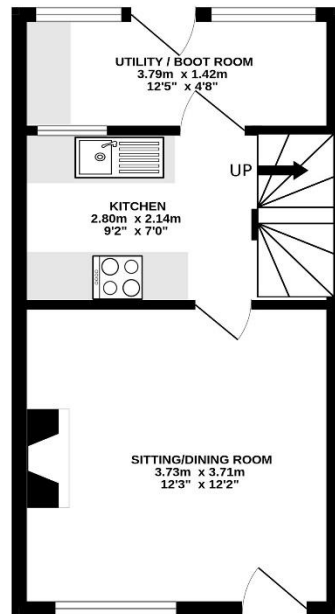
OUTBUILDING
6.3 sq.m. (68 sq.ft.) approx.



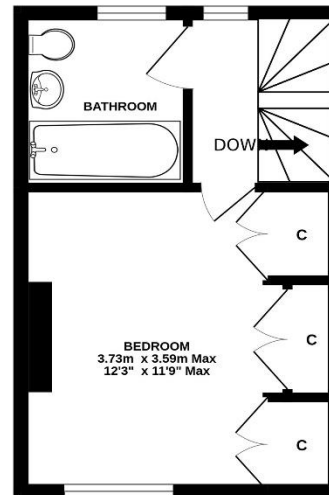
TOTAL FLOOR AREA : 75.5 sq.m. (812 sq.ft.) approx.

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.
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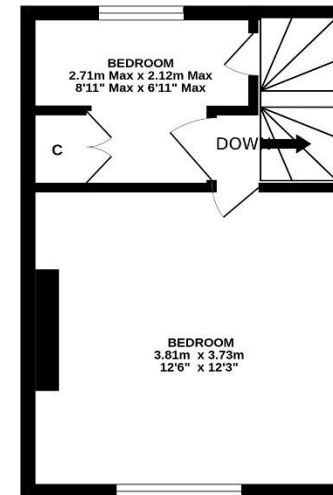
GROUND FLOOR
26.4 sq.m. (285 sq.ft.) approx.



1ST FLOOR
21.4 sq.m. (230 sq.ft.) approx.



2ND FLOOR
21.3 sq.m. (230 sq.ft.) approx.



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.
20 August 2024