



Stable Cottage, Wylve

£425,000



## Stable Cottage, High Street, Wylfe, Wiltshire BA12 0QP

- Well Proportioned Detached Bungalow
- Within Reach of Village Amenities
- Well Appointed Kitchen
- Large Sitting Room with Woodburning Stove
- Large Conservatory with Access to Garden
- Three Bedrooms, the Main with Ensuite
- Additional Modern Fitted Family Bathroom & Separate Utility Room
- Good Sized Garden to the Rear
- Gravelled Front Providing Parking
- EPC: Awaited.

### DESCRIPTION

Located in a quiet, nestled away position in the village of Wylfe, this detached single storey property, is within reach of village amenities, and several countryside walks from the doorstep.

The well-cared for accommodation is spread across one floor, comprising a welcoming entrance hall, kitchen, sitting room with wood burning stove, three well-proportioned bedrooms with an ensuite bathroom to the main, as well as a modern fitted family shower room. The property also benefits from a large conservatory which has double doors leading to a good-sized garden and an outbuilding. In addition, off the conservatory, there is a utility room with an array of work surfaces and storage cupboards.

### LOCATION

The highly desirable village of Wylfe is situated within an area of Outstanding Natural Beauty and benefits from some simply gorgeous scenery. Local amenities include a post office, village shop, church, village hall and The Bell Inn public house. Wylfe also offers excellent road links being only 1 mile from the A303 and the A36 bypasses the village providing access to Salisbury and Warminster both approximately 12 miles from the village.

The Cathedral city of Salisbury has a comprehensive choice of schools as well as excellent shopping and recreational facilities which include a theatre, cinema, arts centre, restaurants, pubs, clubs, supermarkets, dentists, doctors' surgeries, hairdressers, library, leisure centre and fitness gym. The city also has 5 Park & Ride services for ease of access into the city centre.

A303 (London/Exeter) 1m, Salisbury 12m, Warminster 12m, Tisbury 10m . Trains: Tisbury (London Waterloo 110mins), Salisbury (London Waterloo 85 mins), Warminster (Bristol Temple Meads 48mins).



### SERVICES

The property is connected to mains electricity, water and drainage. There is oil central heating as well as a Woodburning stove in the sitting room.

### LOCAL AUTHORITY

Wiltshire Council Tax Band C.

### TENURE

Freehold







## **OUTSIDE**

The property is positioned in a quiet location, off the road, where there is a gravelled area to the front, providing parking, leading up to the front door.

The good-sized rear garden, can be accessed from the conservatory via the double doors and is mainly laid to lawn with a lockable workshop come storage shed at the far edge which has light and power.

The garden is enclosed with wooden panel fencing and stone walling.

## **AGENTS NOTE**

We would like to make purchasers aware that there is spray foam insulation in the loft. We have had this inspected and can provide any purchaser with further information / quotes.

We must recommend anyone requiring a mortgage speaks to the mortgage broker before proceeding.

## **STAMP DUTY**

To calculate the stamp duty payable on this property visit [www.hmrc.gov.uk/tools/sdlt/land-and-property.htm](http://www.hmrc.gov.uk/tools/sdlt/land-and-property.htm)

## **VIEWINGS**

Strictly by appointment, only with Boatwrights.

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

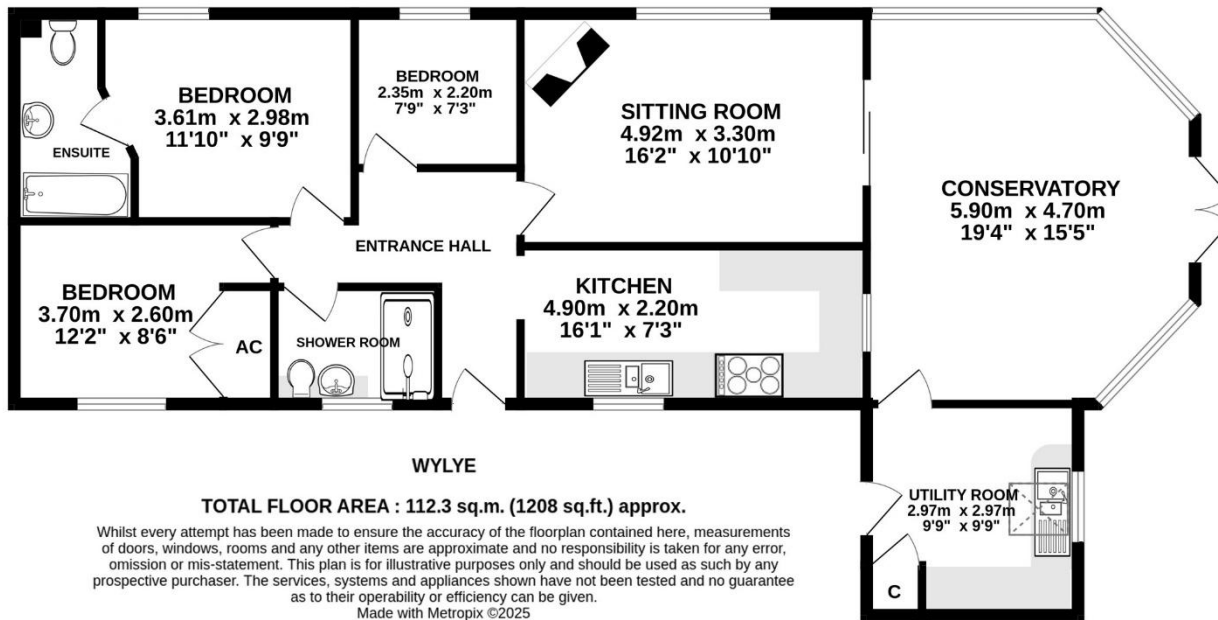
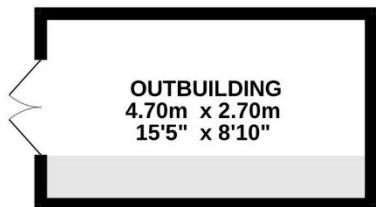






OUTBUILDING  
12.7 sq.m. (137 sq.ft.) approx.

GROUND FLOOR  
99.5 sq.m. (1071 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 February 2025