



Fern Cottage West Street, Barford St. Martin, Salisbury, Wiltshire,  
SP3 4AH

Offers In The Region Of £320,000  
Freehold

## Charming mid 17th Century Grade II listed thatched cottage together with a large garden, parking, garaging and outbuildings.

### Description

Charming mid 17th century thatched cottage, listed Grade II, together with a large garden, ample parking, garaging and outbuildings, situated in the heart of this popular village within walking distance of public house, church and pre-school. The cottage itself has many original features including inglenook fireplace with bread oven and exposed timbers throughout. There are 2 double bedrooms on the first floor together with a modern bathroom, whilst downstairs is one open plan sitting room/kitchen with shower room off. Oil fired central heating has been installed, new thatch was added about 20 years ago and the ridge was replaced in 2021. There is also a well with pump for garden water. Vacant possession is offered.

### Property Specifics

The accommodation is arranged as follows:

#### Hall

Stable door to drive, cupboard housing fuse box, coat rack.

#### Sitting Room

Stone inglenook fireplace with bread oven, wood burning stove, exposed floorboards, double doors to garden, ceiling beams, stairs to first floor.

#### Kitchen

Wooden work surfaces with inset ceramic double sink with mixer tap over, range of cupboards and drawers, space and plumbing for dishwasher, further appliance space. Exposed brick panels and timbers.

#### Shower room

Tiled walls and floor, shower cubicle with mixer shower, wc and hand basin, heated towel rail, extractor fan.

#### Landing

Exposed timbers and floorboards.

#### Bedroom 1

Exposed beams and floorboards, deep walk in wardrobe.

#### Bedroom 2

Exposed beams and floorboard.

### Bathroom

White suite of free standing, claw footed bath with mixer taps and shower attachment, wc, hand basin and shower cubicle with mixer shower and glass screen. Cupboard with space and plumbing for washing machine, tiled floor and walls.

### Outside

The garden lies to the rear, facing south. To the side of the cottage is a driveway for parking. This continues through double wooden gates to the rear. There is also a pedestrian gate. The driveway continues to the rear of the garden and the garages. The garden itself is L-shaped and extends to about 100' in length. Enclosed by timber fencing with flower and vegetable beds, shrubs and trees. Garden shed and 2 summer houses. There is a sun awning on the rear wall of the cottage, an oil tank and external boiler for heating and hot water.

### Garaging

4.31m x 4.24m and 5.25m max x 2.93. Both with electric up and over doors. Power and water.

### Directions

From Salisbury take the A36 Wilton Road. Continue past the garden centre on the left hand side and proceed to the roundabout taking the first exit to Wilton. Proceed through Wilton and past the petrol station on the left hand side. Take the right turning onto the B3089 to Barford St Martin and Dinton. Fern Cottage will be found on the left hand side just after the pinch point.

### Outgoings

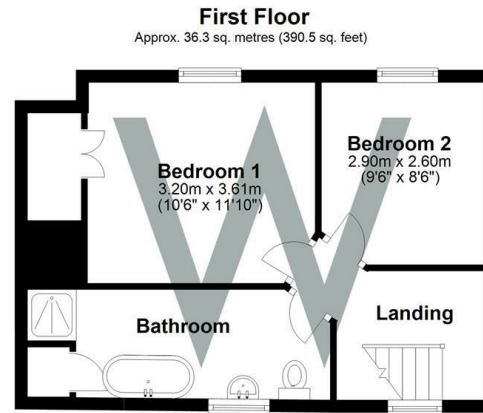
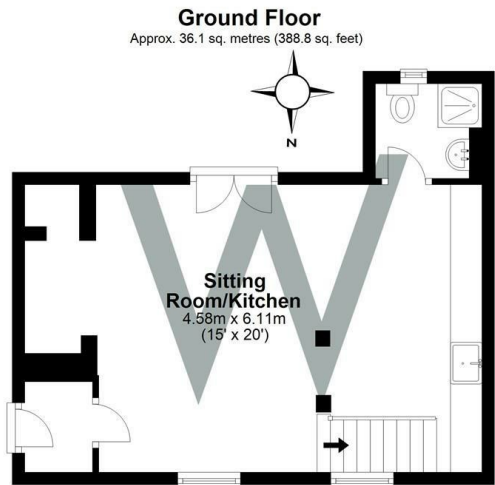
The Council Tax Band is 'C' and the payment for the year 2022/2023 payable to Wiltshire Council is £1,784.89.

### Services

Mains electricity, water and drainage. Oil central heating.

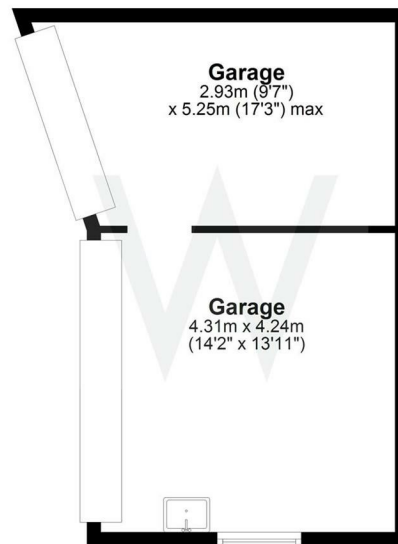
### WHAT3WORDS

What3Words reference is: humble.dumps.menswear



Total area: approx. 72.4 sq. metres (779.4 sq. feet)

**Garages**  
Approx. 32.6 sq. metres (351.3 sq. feet)



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