



Island Cottage

Minster Street, Wilton, Salisbury



BNP PARIBAS GROUP

An attractive Grade II listed period cottage in an idyllic waterside setting

Island Cottage offers a unique and characterful living environment formerly part of the Wilton Estate, sitting alongside partner-properties Island House and Island Lodge, and encircled by pretty watercourses. This unique location truly enjoys the best of both worlds with substantial grounds, in a private location, whilst lying within striking distance of all the facilities that Wilton has to offer.



2 RECEPTION ROOMS



4/5 BEDROOMS



4 BATHROOMS



OFF STREET PARKING



0.88 ACRES



FREEHOLD



VILLAGE



2,876 SQ FT



**GUIDE PRICE
£1,000,000**



The property

Set on an island, surrounded by tributaries of the River Wylfe and believed to date to mid C18, with later additions, Island Cottage is a charming property. Its façade features embellished brickwork, heritage columned porches, decorative circular and arched apertures, and sash windows. Internally, numerous period features remain and the classically-presented interiors offer elegance, versatility and potential for further improvement, with rooms arranged over two floors and within two linked wings of accommodation.

The property is accessed via the front door which opens into the entrance hall. On the ground floor, two spacious reception rooms currently provide an impressive drawing room with feature dado rail, a fireplace, built in cupboard with display alcove above and a pretty arch top window. The dual aspect sitting room enjoys external door offering an easy transition to the rear garden along with built in bookshelves.

With modern cabinetry, the bright kitchen is adjoined by a pantry and a sociable dining area which benefits

from a skylight window and French doors opening to the outside. There is also access to a ground floor cloak/shower room.

Two rooms, positioned to either side of the sitting room, present as ground floor bedrooms, with an adjacent family bathroom which complements an individual shower room.

Further bedroom quarters are available via two separate stairways which rise to the independent first floor settings. The original staircase leads to a landing which serves as a study area with built-in storage and bookshelves, this in turn leads to the large, triple aspect principal bedroom which has fitted wardrobe storage and a built-in dressing table, with access to an en suite bathroom. In the opposing wing, an additional en suite bedroom shares the upper level with flexible-use spaces (currently accessed via a loft ladder from the hall) giving potential to create an en suite bedroom with dressing area (subject to the necessary consents).



Outside

A swathe of gravelled driveway at the front of the home offers parking for a number of vehicles. The extensive private garden for Island Cottage enjoys clipped evergreen hedging and ancient walls creating partition and a series of outdoor rooms. Garden features include paved and gravelled walkways through the plot, over a bridge and alongside the watercourses; areas of lawn interspersed with mature shrubs and trees, and a vintage greenhouse in a designated corner for cultivation. There is an additional paddock with river frontage and a delapidated wood store. A good-sized outbuilding offers a garage and workshop space while a pretty summer house provides a sheltered spot to enjoy the garden throughout the seasons.

Location

The thriving market town of Wilton (once the capital of Wessex) offers a range of amenities including a bakery, convenience stores, medical and dental surgeries, a Post Office, cafés, public houses, eateries

and a weekly market. Wilton also benefits from a Blue Diamond Garden centre with very popular cafe and patisserie, along with a shopping and office complex, The Guild, where there is a café and independent stores with the River Wylfe and green open spaces alongside for scenic walks, a play park and tennis courts which can be used by the public.

Wilton House is the historic home to the Earl of Pembroke, its gardens and popular adventure playground are open to the public, whilst the house has been used to film the likes of Bridgerton and The Crown. The historic city of Salisbury is just to the south-east where there is an excellent array of shopping, leisure, educational and cultural facilities and a train station with direct London links. Well-regarded schooling in both the state and independent sectors is available in the vicinity.

Road connections are convenient, with the A36, A303 and M27 within easy reach and airports can be found at Southampton, Bournemouth and Bristol.



Distances

- Salisbury 3 miles
- Shaftesbury 17.5 miles
- Winchester 29 miles

Nearby Stations

- Salisbury

Nearby Schools

- Wilton CofE Primary School
- Bishops Wordsworth's School
- South Wilts Grammar Schools
- Salisbury Cathedral School
- Godolphin School
- Leehurst Swan
- Chafyn Grove





Floorplans

Main House internal area 2,876 sq ft (267 sq m)

Garage internal area 509 sq ft (47 sq m)

Outbuilding internal area 500 sq ft (46 sq m)

Total internal area 3,885 sq ft (361 sq m)

For identification purposes only.

Directions

SP2 OBH

///what3words: outgrown.germinate.readjust - brings you to the access lane. From Salisbury, take the A36 from Wilton, taking the 1st exit at the roundabout, onto the A30. As you take the bend in front of Wilton House, take the gravel drive on the right, just before The Pembroke Arms. Follow to the end, turning left onto the driveway for Island Cottage.

General

Local Authority: Wiltshire Council

Services: Mains electricity, gas, water & drainage - central heating (main house) & electric storage heaters

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: F

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

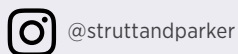
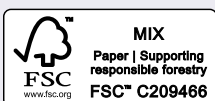
Salisbury

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