




11 North Street  
Wilton, Salisbury




# A fine Grade II listed house located in the heart of a popular market town


A handsome double-fronted 4 bedroom attached property, sensitively combining modern amenities, quality fixtures and fittings, and neutral décor with period features including casement and sash glazing and original fireplaces, to provide an elegant and practical living and entertaining environment.



3 RECEPTION ROOMS




4 BEDROOMS




2 BATHROOMS




DOUBLE GARAGE




GARDEN




FREEHOLD



TOWN CENTRE



2760 SQ FT



GUIDE PRICE £775,000

A photograph of a dining room. In the center is a round table covered with a white tablecloth, surrounded by wooden chairs. On the wall is a large painting of a reclining figure. To the left is a window with white curtains and a radiator below it. The room is lit by warm, ambient lighting.

## The property

With a frontage dating from circa 1800 to a potentially late-mediaeval core, 11 North Street is an attractive double-fronted family home offering almost 2,800 sq ft of light-filled flexible accommodation arranged over two floors. Configured to provide an elegant and practical living and entertaining environment, sensitively combining modern amenities, quality fixtures and fittings and neutral décor with period features including casement and sash glazing and original fireplaces, the property offers the prospective purchaser the opportunity to continue its part-use as a retail space. The accommodation flows from a welcoming reception hall with useful storage and steps up to a rear hall with quarry-tiled flooring and doors to a modern family shower room and the courtyard garden. The dining room has wooden floorboards with a feature open fireplace whilst the part-panelled sitting room, has a feature fireplace with woodburning stove. This room provides access to the retail space which is current Use Class E. The retail

space has exposed brick walls, a non-working fireplace and doors to both front and rear aspects. The ground floor accommodation is completed by a kitchen with a range of bespoke cupboards, wooden worktops, a gas Aga, a double copper sink with Perrin & Rowe bronze tap, built in dishwasher, an electric cooker and space for a table. There is a spacious neighbouring utility room, with a door to the courtyard garden.

The first floor provides a principal bedroom, three further double bedrooms, one with feature fireplace and fitted storage, and another with a three-light oriel window, and a modern family bathroom with natural carrara marble tiles. A separate staircase rises to the second floor, currently configured to provide three inter-connecting attic rooms, two with A-framed ceilings, but suitable for a variety of further uses subject to the necessary planning permission.

A photograph of a kitchen. It features dark blue cabinetry and a wooden table in the foreground. The floor is covered in a red and black checkered tile pattern. A large window is visible in the background, and a doorway leads to another room.











## Outside

Having plenty of kerb appeal, the property is in a central and convenient position opposite the 15th century Grade II listed church ruins, in the conservation area, in the heart of the town.

The property can be accessed from Crow Lane through double wooden gates to the rear, opening to a large tarmac parking area with an attached double garage and a wrought iron gate opening to a walled courtyard garden. This has an area of level lawn bordered by well-stocked flowerbeds and a mature acer, there are mature fruit trees including fig and quince, with paved seating areas, the whole ideal for tranquil entertaining and al fresco dining.

## Location

The historic, and ancient capital of Wessex, Wilton town centre lies on the fringes of the Cranborne Chase National Landscape, surrounded by beautiful countryside and offering comprehensive amenities

including quality shopping, a local market, baker, GP and dentist surgeries, coffee houses, a florist, hairdressers, a riding stables, numerous pubs and restaurants and primary schooling. Wilton lies within the catchment area for both the boys and girls grammar schools.

The cathedral city of Salisbury provides an excellent range of independent and high street stores, several shopping centres, two cinemas and a Playhouse,

The area is renowned for its field sports including racing at Salisbury, Wincanton and Newbury, golf at Rushmore and South West Wilts and a range of water sports on the south coast. Communications links are excellent: the A36 links to the A303 and motorway network. The bus stop is close by which has regular services to Salisbury and its train station which offers mainline services to London Waterloo (90 minutes).

Airports can be found at Bournemouth, Bristol and Southampton.

## Distances

- Salisbury 3.4 miles
- A303 (Amesbury Bypass) 7.0 miles
- M27 (Junction 2) 19.6 miles
- Southampton Airport 27.4 miles
- M3 (Junction 8) 37.1 miles

## Nearby Stations

- Salisbury

## Key Locations

- Wilton House
- Salisbury (Historic Cathedral City)
- Cranborne Chase ANOB
- Southampton (university, airport & port city)
- New Forest National Park
- Stonehenge

## Nearby Schools

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



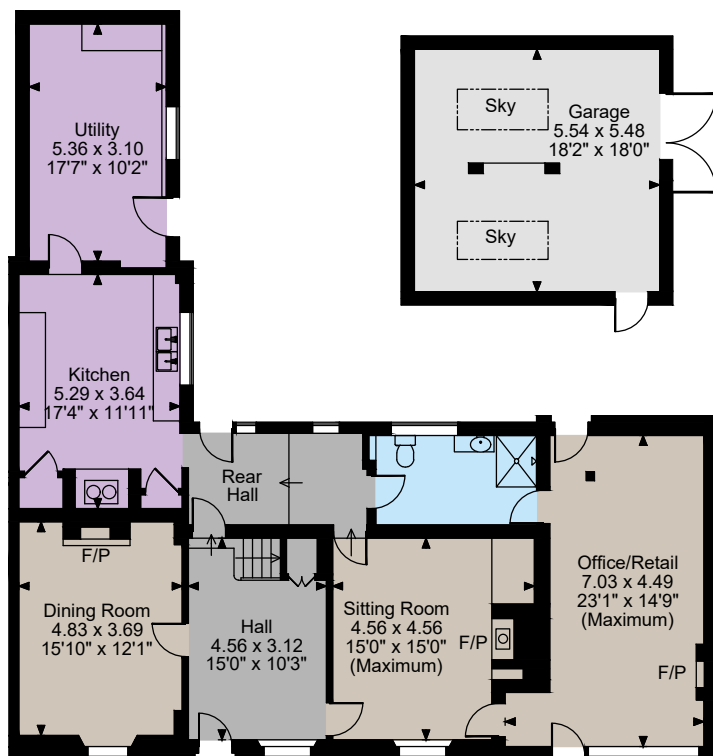




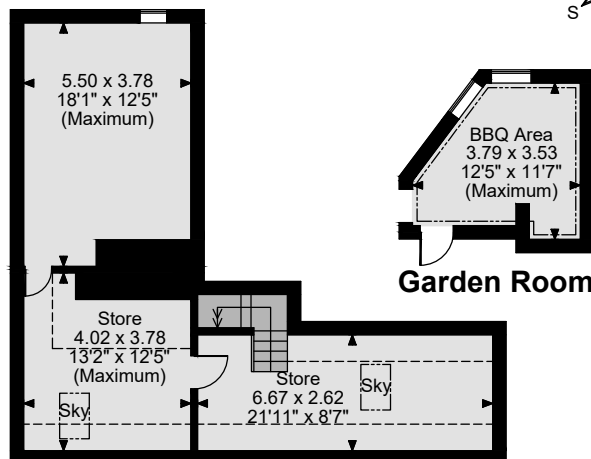




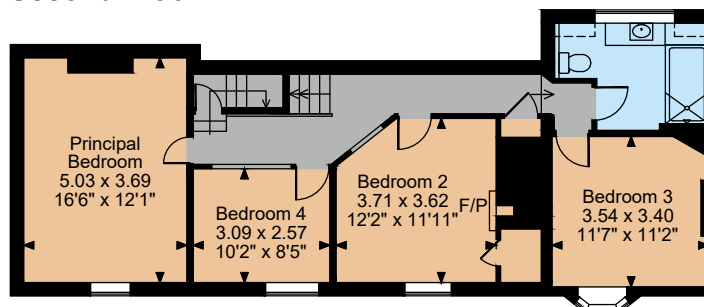




Ground Floor



Second Floor

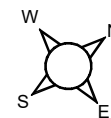


First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 2,760 sq ft (256 sq m)

Garage internal area 327 sq ft (30 sq m)

Total internal area 3,087 sq ft (287 sq m)

For identification purposes only.

## Directions

SP2 OHA

**what3words:** ///covertly.freshen.swerving - brings you to the property

## General

**Local Authority:** Wiltshire Council

**Services:** Mains gas, electricity, water and drainage.  
Gas-fired central heating.

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

**Council Tax:** Band E

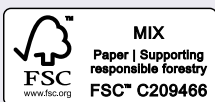
**EPC Rating:** D

## Salisbury

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