

Cradock House. The Friary Salisbury



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A charming Grade II* listed house with five bedrooms and numerous original details, in a sought-after setting, just moments from Salisbury Cathedral and city centre

With historical links to Henry Fielding, Cradock House dates from 1594. It forms part of a group of listed buildings alongside three neighbouring homes. Retained original features include attractive brick elevations and stone mullion windows, together with original fireplaces, ornate plaster work and exposed timber beams.

The ground floor has a central entrance hall with a generous reception room to either side. These are the drawing room and the family room, both of which have grand fireplaces, fitted with log burners, while the drawing room also features beautiful, ornate ceiling plasterwork. There is also a dining area with double doors connecting to the kitchen. This is fitted with storage units to base and wall level, plus integrated appliances, including a dishwasher, a double oven and an induction hob with an extractor hood. A utility room to the side of the house offers further storage and space for appliances.

Five bedrooms are arranged across the first and second floors. These include two substantial double bedrooms on the first floor, one of which has an adjoining landing/study area, which leads to the first-floor bathroom. A bathroom and three additional bedrooms are found on the second floor, one of which is a walk-through, making it ideal for use as a study.

The house opens to the front onto a quiet, no through road. Parking is available in front of the house and in a garage to the rear. The house also qualifies for resident permit parking in marked bays. There is a south facing, walled courtyard garden to the rear of the house which is a real suntrap and bordered with mature shrubs, with a patio, gated access to Friary Lane and with some reorganisation, there is space for a dining table.



Location

The property is situated in a highly sought-after location just off St Ann Street, 200 metres from Salisbury Cathedral Close and in view of the magnificent cathedral spire. It is well placed for access to the bustling city centre. With its historic market square, Salisbury is a delightful city. There is a superb choice of shopping, leisure, educational and cultural facilities, plus a fine selection of pubs, cafés and restaurants.

The area boasts several outstanding primary, secondary and private schools, plus the renowned Bishop Wordsworth's and South Wilts grammar schools, for boys and girls respectively.

Salisbury's mainline station offers regular services to London Waterloo, taking approximately 90 minutes. The M27 (junction 2) is 15 miles away and there are airports at Bournemouth, Southampton and Bristol.

The New Forest, Cranborne Chase and the South Coast are all accessible, offering a variety of outdoor pursuits while golf is available at Salisbury and South Wilts, High Post and Rushmore.

Postcode region: SP1

General

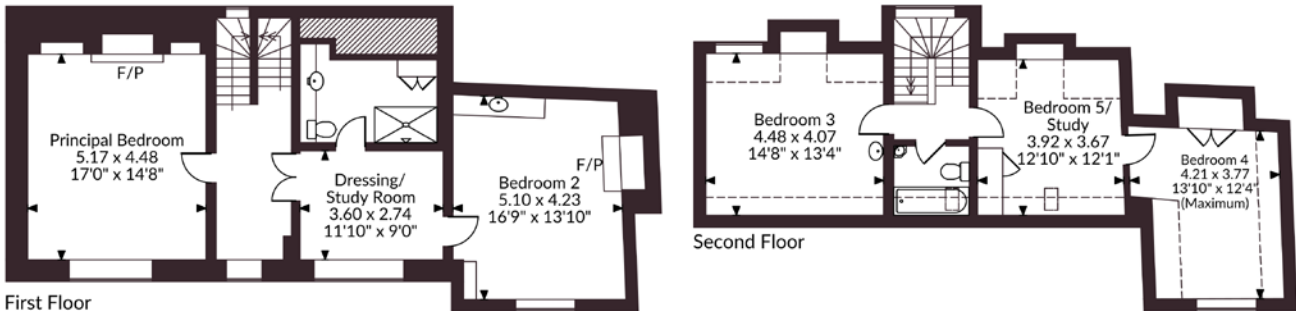
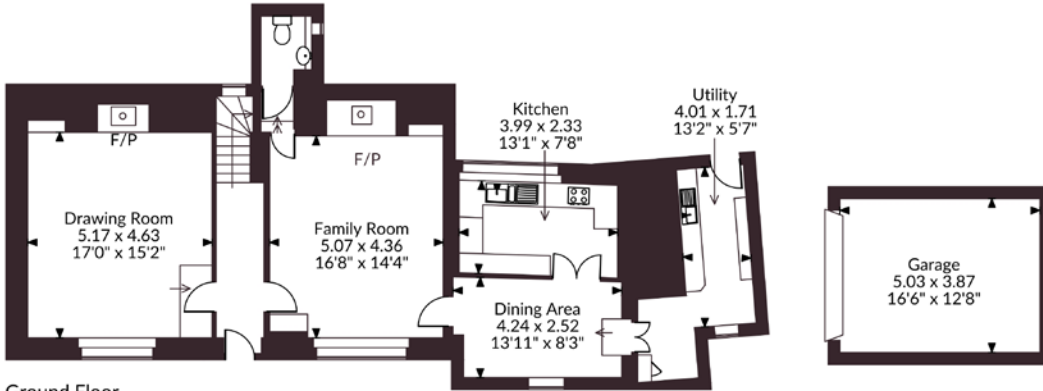
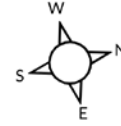
Local Authority: Wiltshire Council
Services: Mains electricity, gas, water and drainage
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,296 sq ft (213 sq m)
Freehold | 3 reception rooms
5 bedrooms | 2 bathrooms
Garage | Off street parking
Garden | City centre

Guide price £750,000



Cradock House The Friary, Salisbury
 Main House internal area 2,296 sq ft (213 sq m)
 Garage internal area 210 sq ft (19 sq m)
 Total internal area 2,506 sq ft (233 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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Salisbury

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