

**TIRY BERTH, MIDDLETON ROAD  
WINTERSLOW, SALISBURY**



**EVANS & PARTRIDGE**













# TIRY BERTH, MIDDLETON ROAD, WINTERSLOW, SALISBURY, WILTSHIRE, SP5 1PQ

**A DETACHED PERIOD COTTAGE WITH A SMALL ATTACHED BARN/WORKSHOP AND SOUTH WESTERLY FACING GARDEN WITH SCOPE FOR MODERNISATION AND EXTENSION. THERE IS ALSO FULL PLANNING PERMISSION TO DEMOLISH THE EXISTING PROPERTY AND BUILD A NEW LARGER HOUSE IF PREFERRED.**

**PART OF VILLAGE SETTING  
RANGE OF AMENITIES IN VILLAGE  
SOUTH WEST FACING GARDEN  
GREAT SCOPE AND POTENTIAL**

**OFFERS INVITED AROUND: £385,000 Freehold**

## DESCRIPTION

A detached cob cottage with a lower-level brick and flint part weatherboard barn currently a workshop/games room with former hayloft/storage above. The property is in a dated condition but has great scope for modernisation. Alternatively full planning permission has recently been granted (Wiltshire planning PL/2023/10723) to demolish the existing property, replacing it with a new cottage style house that has spacious ground floor accommodation; consisting of a comprehensive reception hall with cloakroom, dual aspect living room, spacious open plan kitchen/dining area, separate study and generously proportioned utility/boot room. On the first floor there would be a principal bedroom, two further bedrooms and a bathroom.

## LOCATION

The property is situated in the village of Winterslow which provides a range of amenities including a Post Office, shops, public houses, doctor's surgery/pharmacy, primary school and public tennis court. Salisbury (8 miles) offers a comprehensive range of shopping and leisure facilities, as well as excellent schooling (both state and private) including boys and girls grammar schools, and also a mainline railway station providing services to Waterloo. There is also a mainline railway station at Grateley (9 miles) with trains to Waterloo in 75 mins. There is access to London and the West Country via the A343/A303.

## ACCOMMODATION

### **Entrance Porch**

UPVC glazed elevations. Central door. Outside light. Quarry tile floor. Panel/obscured glazed door into:

### **Reception Hall**

Staircase rising to the first floor with balustrade to one side. Door to understairs storage cupboard. Ceiling light point. Doors to living room, kitchen/dining room and bathroom.

### **Living Room**

Square and dual aspect. Open fireplace housing gas fire (not in use), granite surround and raised hearth. Tile mantelpiece. Deep recesses to either side of chimney breast. Ceiling and wall light points. Picture window to rear aspect. Further window to side aspect both overlooking the main garden.

<b>Kitchen/Dining Room</b>	Roll top granite effect work surfaces with metro tiled splashbacks. Stainless steel sink with mixer tap and drainer. A range of oak fronted high and low-level cupboards and drawers, with open fronted corner shelving. Double oven and grill. Four ring ceramic hob, with extractor fan and light above. Recess and plumbing for washing machine or dishwasher. Space for tall fridge/freezer. Space for small dining table. Window to front aspect with far-reaching views between houses toward farmland. Pendant light point. Half glazed door into:
<b>Rear Lobby</b>	Tiled flooring. Window to side aspect. Pendant light point. High cupboard housing meter and fuse box. Space for tall fridge/freezer. UPVC door to rear garden.
<b>Shower Room</b>	White suite. Pedestal wash hand basin with mixer tap, tiled splashback and mirror fronted cabinet above. Low-level WC. Sliding glass door into glass/tiled enclosure with electric shower. Large recess to one side formally the position of a bath. Obscured glazed window to front aspect. Bamboo flooring. Ceiling light point. Double doors conceal deep cupboard housing lagged copper cylinder with fitted immersion; slatted shelving to one side.
<b>First Floor</b>	Small landing. Pendant light point. Loft hatch. Doors to:
<b>Bedroom 1</b>	Large double bedroom. Picture window to front aspect with a far-reaching view. Pendant light point.
<b>Bedroom 2</b>	Large double bedroom. Picture window to front aspect with a far-reaching view. Ceiling light point. Exposed floorboards.
<b><u>Outside</u></b>	
<b>Front</b>	Brick edged concrete path leading to front entrance porch. Post and wire fencing to the front boundary. Timber gate beside porch. Concrete path continues around the attached brick and flint barn into:
<b>Main Garden</b>	Wraps round the rear and side of the cottage. Gently sloping lawn enclosed by fencing and hedging plants. Timber shed. Brick and flint barn attached to the flank side of the cottage.
<b>Barn</b>	Attractive brick and flint elevations with high level weatherboarding beneath a slate roof. Ground floor store/workshop with former hayloft above.
<b>Services</b>	Mains water, electricity and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SP5 1PQ
<b>Council Tax Band</b>	D

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

**Tel. 01264 810702**

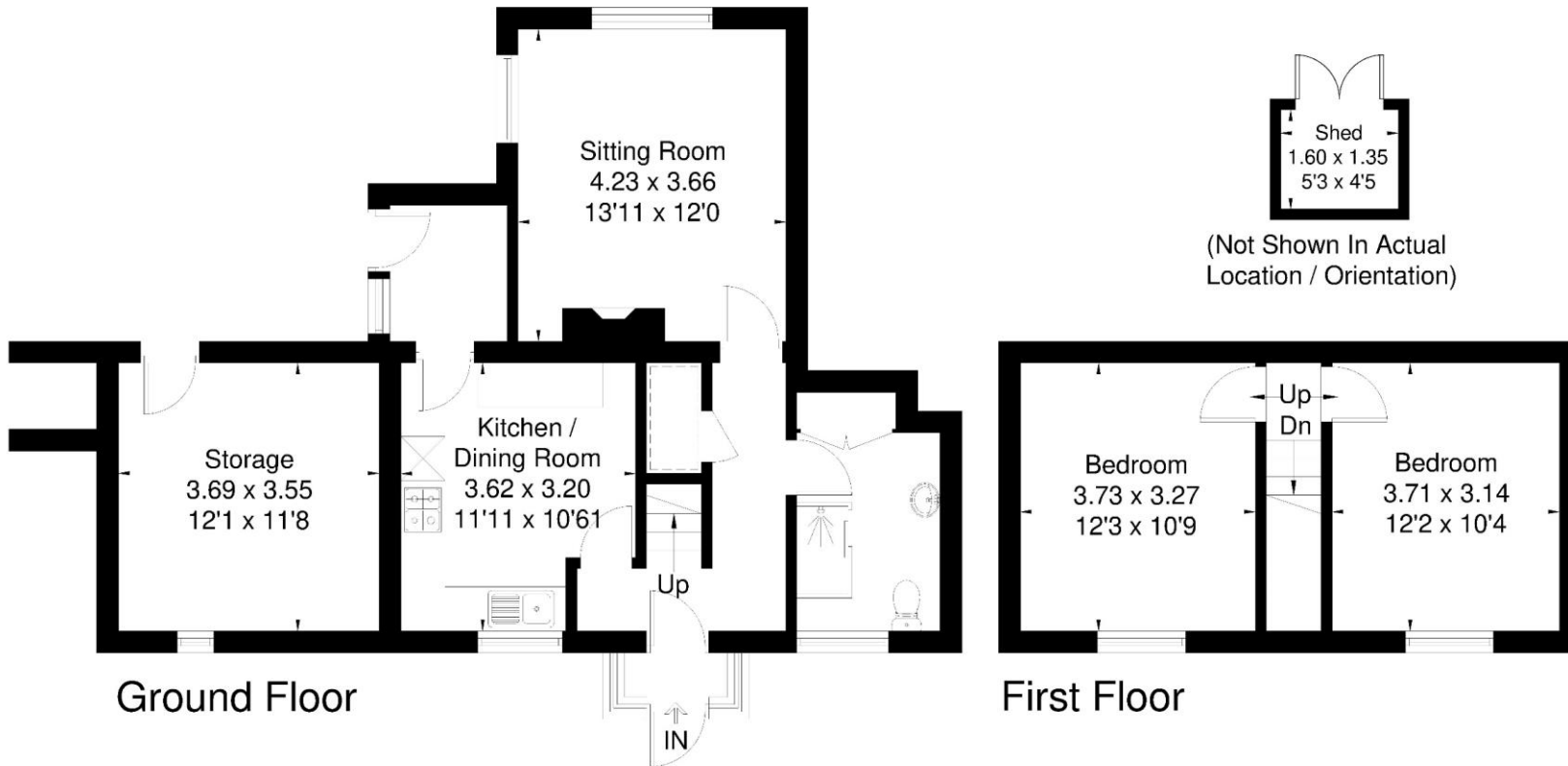
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Approximate Floor Area = 74.0 sq m / 796 sq ft  
 Storage = 12.9 sq m / 139 sq ft  
 Total = 86.9 sq m / 935 sq ft (Excluding Shed)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #79689

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	