

LILLIES GREEN COTTAGE

DONHEAD ST MARY, WILTSHIRE



LILLIES GREEN COTTAGE

Front Horse Hill Lane, Donhead St Mary, Shaftesbury, SP7 9DS

AN ATTRACTIVE PERIOD HOME REFURBISHED & EXTENDED TO A PARTICULARLY HIGH STANDARD SITUATED IN THE SOUGHT-AFTER DONHEADS WITH A DELIGHTFUL STREAMSIDE GARDEN

Drawing Room with Vaulted Ceiling, Charming Sitting Room & Dining Room

Well-appointed Kitchen/Breakfast Room | Utility room | Wet room, WC

Four Bedrooms & 2 further Bath/Shower Rooms (1 ensuite)

Garden | Parking | Garage | Summer House

Parkland Views & Nearby Country Walks



The Loft, Tisbury, Wiltshire, SP3 6JG

ruralview.co.uk

cs@ruralview.co.uk

01747 442500



SITUATION

The property is pleasantly situated in the pretty and much sought-after village of Donhead St Mary which is surrounded by beautiful undulating countryside. The neighbouring village of Donhead St Andrew has an excellent dining inn, The Forester whilst Ludwell has an award-winning village shop, butchers, primary school and pub. The larger village of Tisbury offers a range of independent shops and amenities including a sports/community centre, doctors' and dental surgeries, garage, vets, a station with direct rail services to London (Waterloo) and is home to Messums Wiltshire, a contemporary arts centre housed in an ancient thatched tithe barn.

The Saxon hilltop market town of Shaftesbury has a good choice of shops, a supermarket, restaurants, a secondary school, cottage hospital and is famous for the picturesque, steeply cobbled

street of Gold Hill. The medieval cathedral city of Salisbury has more comprehensive shopping, arts & leisure facilities and a district hospital. The area's other principal towns including Bath, Blandford, Gillingham, Sherborne and Warminster are all linked via the local road network as is the South Coast whilst the West Country, London and the motorway network are accessible by the A303/M3. Many families are drawn to South Wiltshire by the choice and quality of the area's state and private schools.

Set amidst the famously pretty countryside of the Nadder Valley, part of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, Donhead St Mary is an excellent base from which to explore many miles of local footpaths and bridleways and there is a variety of rural pursuits available including walking, riding, cycling and field sports. Sailing can be found at Shearwater near Warminster, racing is at Salisbury,



Bath and Wincanton and golf at Tolland Royal, Warminster and Salisbury. There are several excellent dining pubs in the vicinity as well as many places of interest such as the Longleat Estate, Old Wardour Castle, Stourhead Gardens, Wilton House and the Fovant Badges.

DESCRIPTION

Originally built as an estate workers cottage, possibly dating back to the 18th Century, for the neighbouring Donhead Hall, Lillies Green Cottage is a very pretty property with stone fronted external elevations to the front under a clay tiled roof. Over the last 30 years or so it has been comprehensively refurbished and extended to a very high standard to create a comfortable home with a sympathetic blend of period character and modern fittings.

The beautifully presented accommodation is arranged over two levels and offers versatility as to how it can be enjoyed. On the ground floor this includes a charming sitting room that leads to the spacious drawing/music room, part of which was originally a barn with a high vaulted ceiling whilst the remainder of the room forms part of an extension with a lovely outlook over the garden and parkland beyond.

The dining room has a wooden beamed ceiling, a traditional inglenook fireplace and accesses the superbly fitted, contemporary style kitchen/breakfast room by Country Kitchens which is equipped with top name appliances. There is also a luxuriously fitted shower/cloakroom on this level and a utility room. Upstairs there are four bedrooms including a master bedroom suite with a vaulted ceiling and a floor-to-ceiling window with lovely views to the rear. The family bathroom

is well-appointed and there is a lobby area with a laundry cupboard.

OUTSIDE

Lillies Green Cottage has delightful gardens which at the front comprises a walled lawn with flower borders, a stone paved area and a gravelled drive providing off street parking and leading to the detached garage. The rear garden has been beautifully landscaped and is an absolute delight with its well-kept lawn gently sloping down to a stream, well stocked flower and shrub borders and views from the stone paved terrace towards the parkland of Donhead Hall. There is also a variety of ornamental trees, gravelled paths, attractively designed paved seating area and a pretty summer house that could be adapted for use as a studio or work room.

DIRECTIONS

From the A30, at the village of Ludwell take the turning signed to The Donheads & Lower Coombe into Coronation Close which becomes Front Horse Hill Lane. Follow the road down the hill and just before its junction with Watery Lane the property will be found on the left.

SERVICES

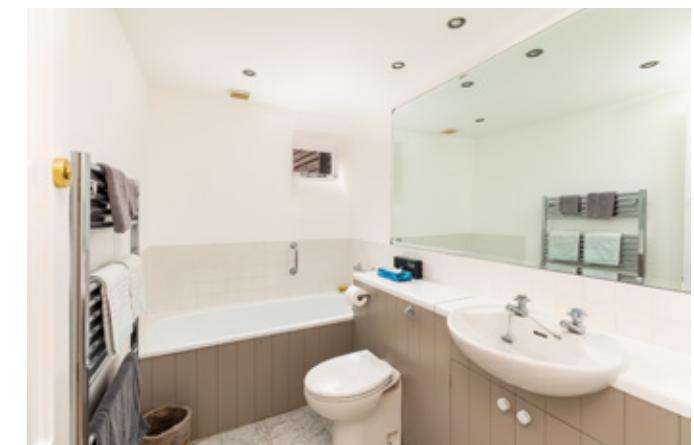
Mains water, electricity and drainage, oil fired boiler for heating and hot water.

LOCAL AUTHORITY

Wiltshire Council 0300 456 0109, Tax Band G

EPC ENERGY EFFICIENCY RATING

Current: E - Please refer to the agents for the complete EPC.



MAIN HOUSE

2,320 Sq Ft - 216 Sq M

SUMMER HOUSE

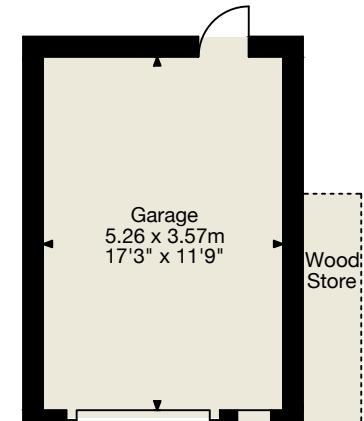
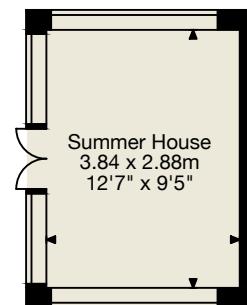
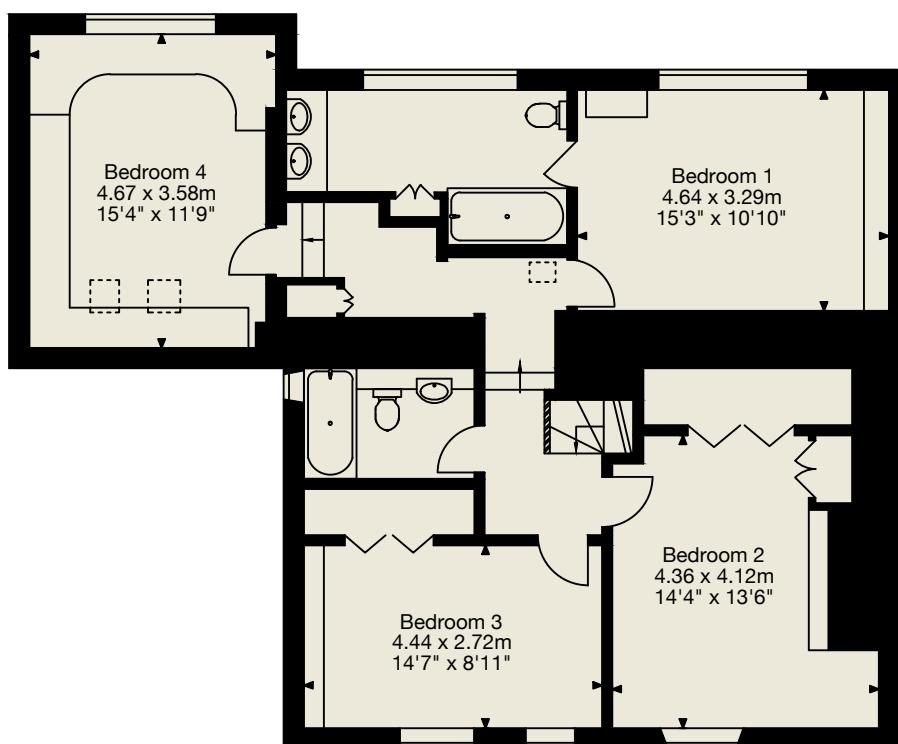
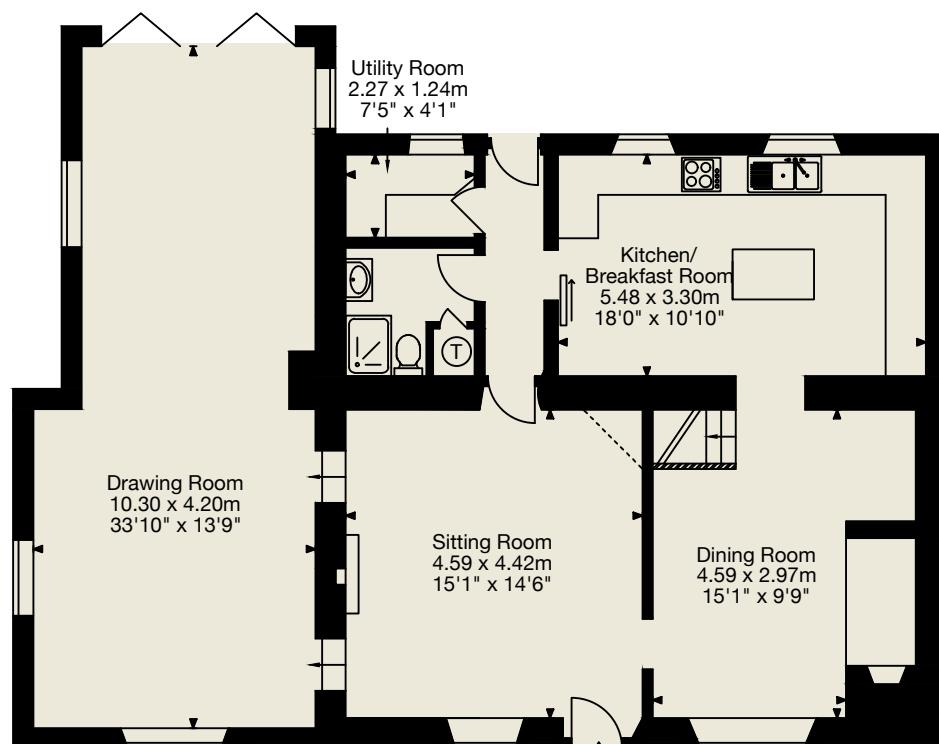
119 Sq Ft - 11 Sq M

GARAGE

202 Sq Ft - 19 Sq M

TOTAL

2,641 Sq Ft - 246 Sq M



Summer House

Garage

NOTICE: Rural View (Salisbury) Ltd, their sub agents and their clients give notice that they have no authority to make or give any representations or warrants in relation to the property. These particulars have been prepared in good faith. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Rural View has not tested any services, equipment or facilities.



RVRURAL VIEW

RURALVIEW.CO.UK