



Dairy Cottage, 76 Lower Road, Salisbury, Wiltshire, SP2 9NQ
£1,600 pcm





DESCRIPTION

Dairy Cottage is a delightful Grade II Listed thatched cottage, which has undergone recent refurbishment to create an extremely comfortable and modern home, while retaining its original charm and appeal.

LOCATION

Lower Road is within the 'village' of Lower Bemerton, situated on the western edge of the Cathedral city of Salisbury and is a short walk, drive or bus ride away from the city centre. The immediate vicinity maintains a 'village' feel, and there is easy access to footpaths bordering the River Nadder. Salisbury has an excellent range of facilities – shopping, leisure, cultural and educational, as well as a mainline train station with trains to London Waterloo (journey time approximately 90 minutes). Salisbury also supports a well thought of Playhouse and twice-weekly charter market.

ACCOMMODATION

A paved path leads from the driveway to the front door, sheltered by a porch, which opens into the:-

Dining Room

In the heart of the house with windows overlooking two aspects and a stunning feature brick fireplace. It is a generous sized room with staircase leading to the first floor. Doors lead into the other rooms on the ground floor. Telephone point and radiator.

Sitting Room

Forming the eastern 'wing' of the property, this is another spacious and light room with another feature brick fireplace, windows to three aspects and a pair of French doors onto the garden. Television point and radiator.

Kitchen/Breakfast Room

The kitchen has been recently refurbished and is fitted with an excellent range of wall and floor units in a shaker style with a mix of cream painted/ oak doors, oak kitchen dresser and granite worktops. To the centre of the room is an island unit with breakfast bar and sink with mixer tap. Integrated units include a dishwasher, fridge/freezer and sink below the window overlooking the garden. There is a large 6 ring Britannia range cooker with extractor fan above. Limestone tiled floor, inset spot lights and radiator. French doors lead out into a private, enclosed patio area.

Utility Room

Accessed off the dining room and housing the boiler above a worktop and cupboard. Space and plumbing for a dishwasher. Tiled floor and radiator. Door into the:-

Cloakroom

Fitted with a white suite of low level WC and hand basin with a cupboard below. Window to the side, extractor fan and radiator.

Stairs from the dining room lead up to the:

First Floor Landing

With a useful display shelf on the stair turn. The landing has doors to the three bedrooms and bathroom, and there is an airing cupboard.

The ceilings to the first floor are sloped in several places and there are a wealth of exposed beams to add to the character of the property.

Bedroom 1

A double room with light from windows on two aspects. Built in wardrobe, radiator and door to:

En Suite Bathroom

Fitted with a white suite of low level WC, wash basin with mirror over, bath and radiator.

Bedroom 2

A double room with fitted wardrobe, radiator, windows to two aspect and eaves storage.

Family Bathroom

Fitted with a white suite of low level WC, wash basin with mirror over and bath with shower over and glass shower screen. Tiled splash backs and feature brick chimney breast.

Study/Bedroom 3

A single room with fitted wardrobe, radiator, window to the side aspect and eaves storage.

OUTSIDE

A beautiful and mature garden which has been mainly laid to lawn with borders housing plants, trees and shrubs. There is a path and patio which edges the lawned garden and leads to the front door, to the centre of this is a circular brick well covered with a grate.

There is a private courtyard area with gate from the garden and accessed via the kitchen French doors, and which adjoins the oak framed car barn and shed. This can also be accessed to the side of the property from a gate off Lower Road.

From Lower Road there is a shared driveway which splits off into a private gravelled drive with parking for a number of cars in front of the car barn. This is bordered by mature trees and shrubs.

SERVICES

Mains electricity, gas, water, drainage and telephone. Broadband available with speeds up to 900 Mb.

COUNCIL TAX

Band D. Current annual rate £2,015.63 (2020/21)

RESTRICTIONS

No smokers, sharers, children or cats. Dogs considered.

TENANCY

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis).

HOLDING DEPOSIT

Equivalent to one week's rent.

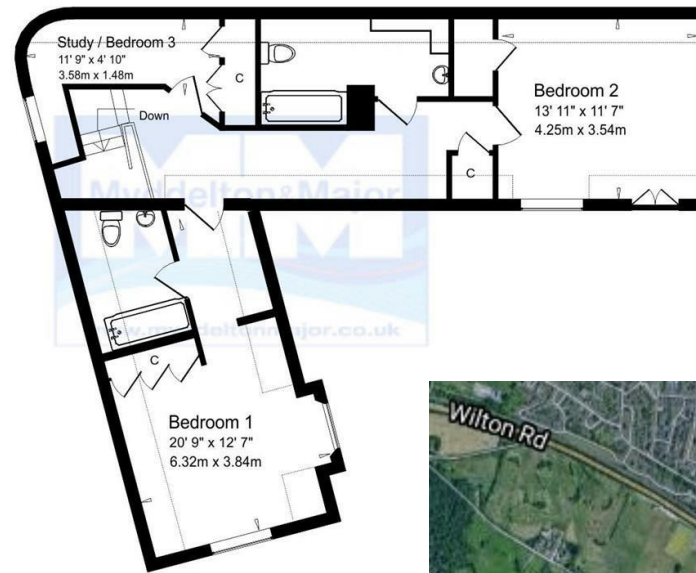
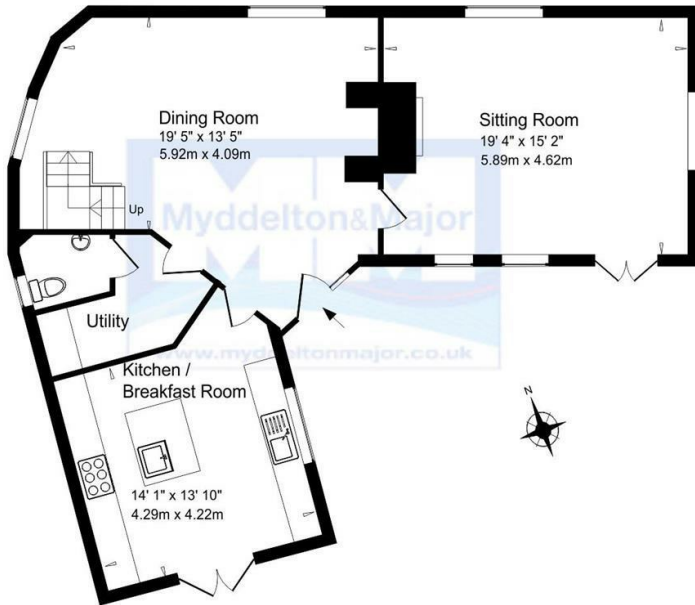
DILAPIDATIONS DEPOSIT

Equivalent to five weeks' rent to be held by The Deposit Protection Service for the duration of the tenancy. For further details concerning tenant fees, please contact the office or visit our website at www.myddeltonmajor.co.uk

DIRECTIONS

From our offices head East out of Salisbury on Crane Bridge Road, join Mill Road and then at the mini roundabout continue East on Churchfields Road for c. 0.4 miles and then Lower Road for c. 0.3 miles. Dairy Cottage is located on the left hand side.



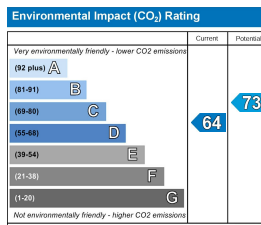
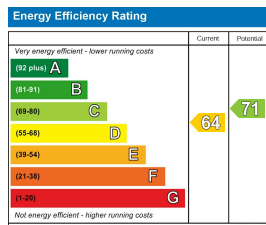


Ground Floor

Approximate Gross Internal Floor Area 1,670 Sq. Ft./ 155 Sq. M

Measured at floor level

Measurements quoted are to IPMS: Residential 2
For indicative purposes only. Copyright Jemesis Ltd 2020
Drawing Number : 164-02/3



49 High Street Salisbury Wiltshire SP1 2PD
01722 337579
www.myddeltonmajor.co.uk

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that: – i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract.

ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.