



3 Pennys Lane, Wilton, Salisbury, Wiltshire, SP2 0BE

Asking Price £379,950 Freehold



**Lovely period cottage offering exceptional space and adaptability, situated in the heart of the town and within easy walking distance of all local facilities.**

### **Description**

Lovely period cottage situated in the heart of the town and within walking distance of local facilities. The property dates back to the 18th century, is listed Grade II and is full of character features such as exposed timbers, sash windows and fireplace. There is a large attached garage and sunny roof terrace, part-double glazed windows and gas central heating.

Wilton has a good range of amenities within a level walking distance including local shops and minimarts, church, public houses, hotel, doctors' surgery and community centre. There is a regular bus service to the city of Salisbury, sitting about three miles away.

NO CHAIN!

### **Entrance Hall**

Tiled floor, cupboard housing gas meter, door to garage.

### **Garage**

Up and over door, light and power.

### **Kitchen/Breakfast Room**

Range of wooden work surfaces with base and wall mounted cupboards and drawers, extensive shelving, built-in double oven with electric hob over, built-in fridge, ceramic sink with mixer tap, cupboard housing Worcester gas fired boiler for heating and hot water, door to rear courtyard. Tiled floor, tiled splashbacks, wall lights.

### **Sitting Room**

On two levels, dual aspect with open fireplace, stone hearth and ornamental wooden surround. Cupboard and shelving to side with consumer unit, exposed timbers, stairs to first floor. Wall light points.

### **First Floor**

#### **Family Room/Study**

Double aspect with door to roof terrace, built-in cupboard and shelving, exposed beam, stairs to second floor.

#### **Second Floor - Landing**

Exposed pine floorboards, built-in cupboards, exposed timbers, shelved airing cupboard with lagged hot water tank and immersion heater. Hatch to loft space.

### **Bedroom One**

Double aspect, wall light points, range of built-in wardrobes, eaves storage cupboards, exposed timbers.

### **Bedroom Two**

Exposed timbers and floorboards.

### **Bedroom Three**

Exposed timbers and floorboards, double aspect.

### **Bathroom**

Glass fronted shower cubicle with thermostatic mixer shower, panelled bath with mixer taps and shower attachment. WC, wash hand basin with cupboard below, exposed timber flooring, built-in storage cupboard, heated towel rail.

### **Roof Terrace**

The roof terrace is over the garage with decking, rendered walls, timber panels and wrought-iron rails.

### **Rear Courtyard Area**

Water tap and rear pedestrian access.

### **Services**

Mains gas, water, electricity and drainage are connected to the property.

### **Outgoings**

The Council Tax Band is ' D ' and the payment for the year 2025/2026 payable to Wiltshire Council is £2418.22.

### **Directions**

From Salisbury take the A36 Wilton Road turning left at the roundabout. Take the first right into Russell Street and first left into Pennys Lane.

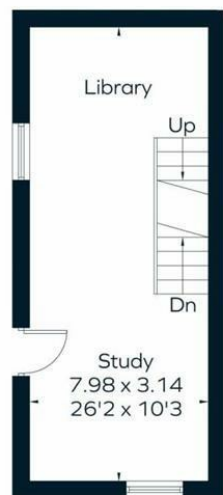
### **WHAT3WORDS**

What3Words reference is: [///earpiece.geese.soccer](https://www.what3words.com/earpiece.geese.soccer)

Approximate Area = 161.1 sq m / 1734 sq ft  
(Including Garage)



Ground Floor



First Floor



Second Floor



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 324831

## WHITES

Castle Chambers, 47 Castle Street,  
Salisbury, Wiltshire, SP1 3SP

Tel: 01722 336422

[www.hwwhite.co.uk](http://www.hwwhite.co.uk)

email: [residential-sales@hwwhite.co.uk](mailto:residential-sales@hwwhite.co.uk)



