



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

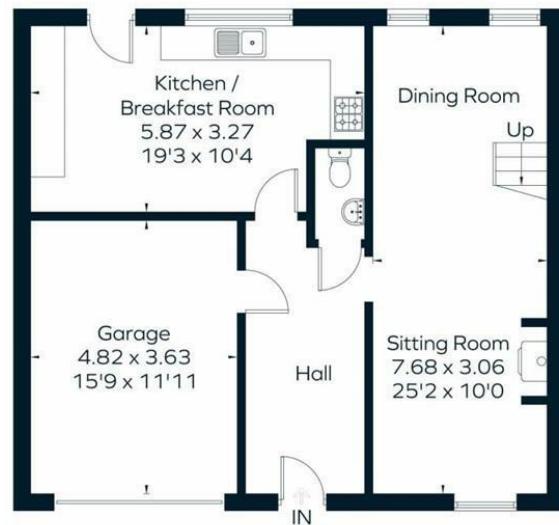
From Salisbury take the A36 Wilton Road turning left at the roundabout. Take the first right into Russell Street and first left into Pennys Lane.

WHAT3WORDS

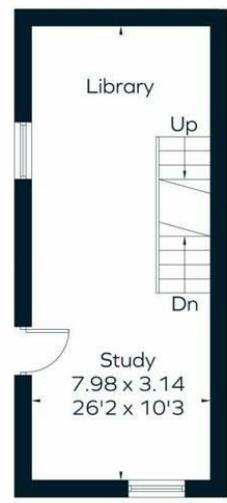
What3Words reference is: //earpiece.geese.soccer

Approximate Area = 161.1 sq m / 1734 sq ft

(Including Garage)



Ground Floor



First Floor



Second Floor



WHITES

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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