



6 Manor Farm Cottages Bishopstone, Salisbury, Wiltshire, SP5 4AW

£350,000 Freehold

About The Property

A charming character cottage set in good sized front and rear gardens together with a further area for parking or storage and offered with vacant possession. Character features appear throughout such as hard flooring, stripped wooden doors and open fireplace. The windows are mostly double glazed.

To the front is a long lawn with concrete pathway to side which leads to the front door and gravelled sitting area, hedging to side. An enclosed entrance porch leads via a wooden front door to the entrance hall with quarry tiled floor, stairs to first floor landing and electricity consumer unit. A door opens into the sitting room which features a tiled floor, double glazed window to front aspect, open fireplace with brick sides and an understairs storage cupboard. This opens into the kitchen/dining room which again has a tiled floor, wooden worktops with inset butler's sink, base and wall mounted cupboards and drawers, opening for range-style cooker, appliance space, plumbing for dishwasher. There are two windows to the rear elevation. A rear lobby has a coats cupboard and door to rear garden. Finally on the ground floor is a shower room with low level WC, wash hand basin, part-tiled walls and radiator. On the first floor, the landing has a hatch to the loft space. Bedroom one has exposed wooden flooring, a window to the front elevation, and a deep walk-in wardrobe cupboard with window. Bedroom two has extensive views over farmland to the rear. The bathroom has a panel bath with mixer tap and shower attachment, low level WC, corner shower cubicle with thermostatic shower and wash hand basin, tiled walls and floor. Outside a back door leads to a courtyard garden with astroturf, leading to an outside workshop/storage shed. An alleyway leads though to the rear garden with gravel sitting area, fencing to sides but is currently overgrown. There is rear pedestrian access. To the west is a further area of land which could be used for parking or storage.

Bishopstone is a sought after village in the heart of the Chalke Valley, approximately 5 miles from Salisbury. The village benefits from the White Hart public house and there are bus services to and from the nearby village of Broad Chalke, which also has a village shop and post office, public house and a well-regarded primary school. The village of Coombe Bissett about 3 miles to the east also has a public house, primary school and village shop.



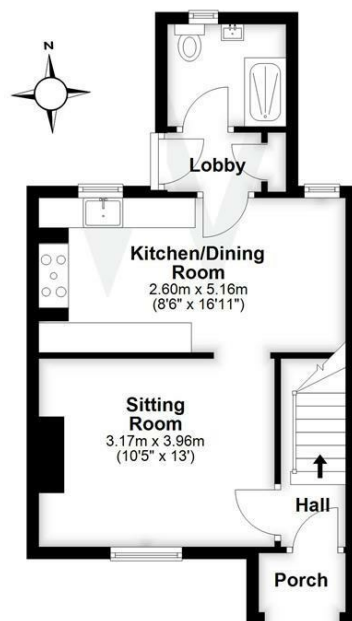
- Character Cottage
- Long front and rear gardens
- Separate car parking area
- Outside store
- Shower/Utility Room
- Kitchen/Dining Room
- Sitting Room
- Two Bedrooms
- Good Outlook
- Vacant Possession





Ground Floor

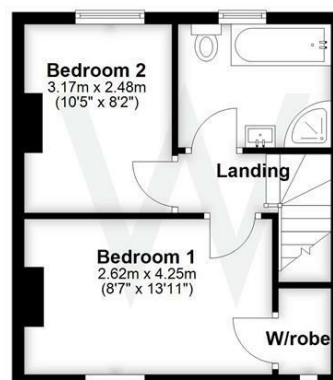
Approx. 55.1 sq. metres (593.1 sq. feet)



Total area: approx. 85.5 sq. metres (920.1 sq. feet)

First Floor

Approx. 30.4 sq. metres (327.1 sq. feet)



Further Information

Local authority: Wiltshire Council

Council Tax: B - £2042.49 (2025/2026)

Tenure: Freehold

Services: Mains electricity, septic tank drainage.

Directions: Leave Salisbury heading south on the A354 to Blandford. On entering Coombe Bissett, turn right onto the Chalke Valley Road, signposted Bishopstone and Broad Chalke. Pass through Stratford Tony and on entering Bishopstone, the property will be found on the right hand-side opposite Manor Farm Barns.

What3words: ///starts.dumplings.inflating

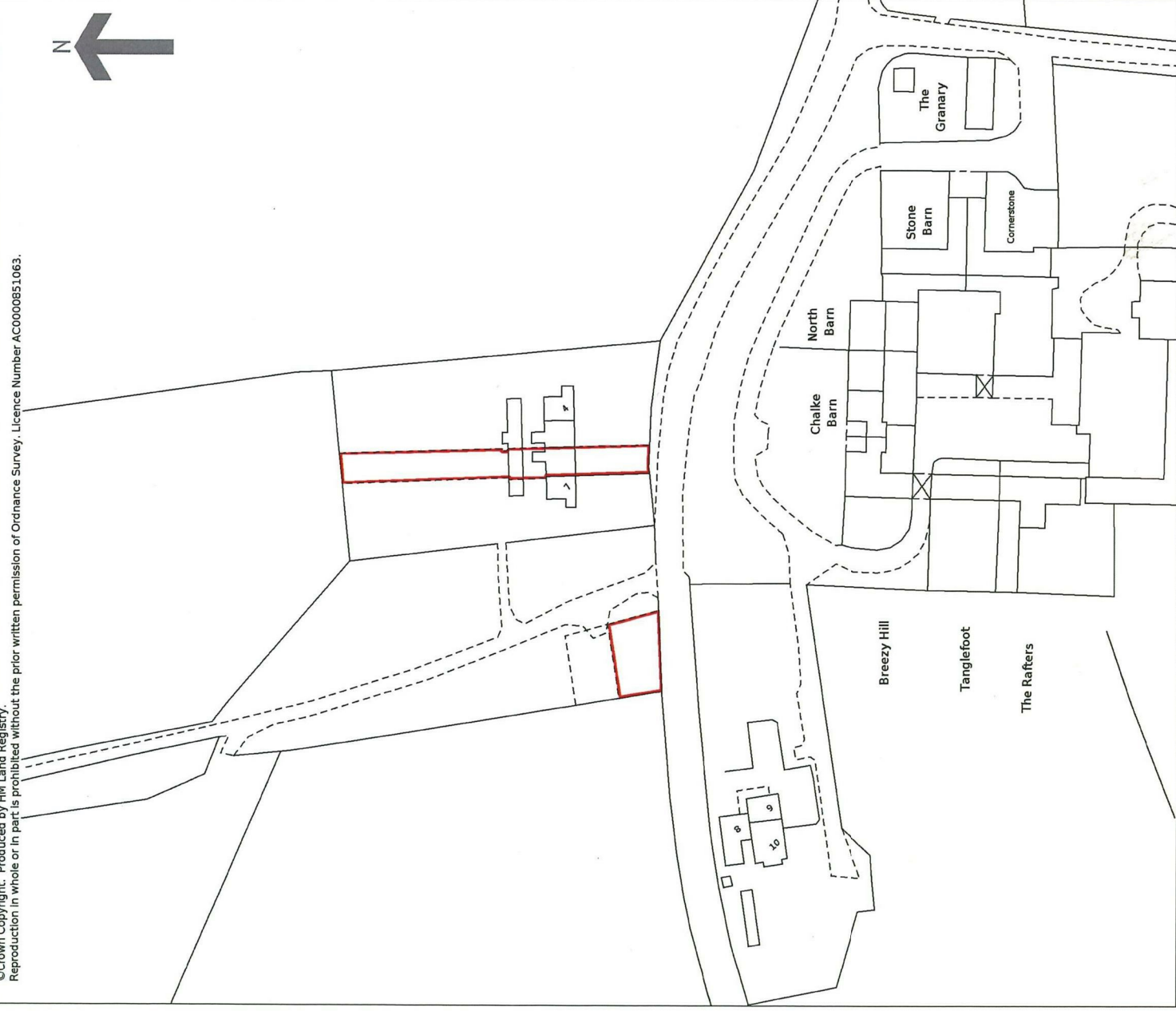
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

HM Land Registry Current title plan

Title number **WT241512**
Ordnance Survey map reference **SU0826NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Wiltshire**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 13 January 2026 at 13:17:52. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Weymouth Office.