Cradock House

WHITES

Cradock House, The Friary, SP1 2HU

A charming Grade II* listed house in a quiet and convenient location close to the city centre and Cathedral Close. The property offers 4/5 bedrooms arranged over three floors and has a wealth of historical features together with a pretty walled courtyard garden and garaging to the rear. No onward chain.

- Grade II* listed
- Versatile accommodation with four/five bedrooms
- Three reception rooms
- Kitchen and utility room
- Cloakroom with bathrooms on 2 other levels
- Superb period details including stone mullion windows and original fireplaces
- Courtyard garden
- Garaging to the rear
- Quiet city centre location
- No chain

Guide Price £600,000

4 2 3

About The Property

A charming Grade II* listed property dating from the early seventeenth century, conveniently situated close to the city centre with the benefit of a large garage to the rear.

The property has an interesting history believed to have been built by a former Mayor of the city and takes its name from former owners of the property. It has existed as a private school and has historical links with the novelist Henry Fielding who it is believed married a member of the Cradock family in 1734.

The house is full of original features including stone mullion windows, large and impressive fireplaces in many rooms, high ceilings, ornate plaster work and exposed brick and beamwork. The spacious accommodation is arranged over three floors with a versatile and flexible layout to suit most living requirements. It is positioned in a quiet, no through road near to all the amenities and 200 metres from the Cathedral Close.

The accommodation comprises an entrance hallway which leads to the two principal reception rooms. The drawing room has a decorative plaster ceiling and a fireplace which has an inset woodburner together with built in bookcases. The family room has a similar fireplace and access to an understair cupboard and cloakroom.

The dining area has double doors into the kitchen which has an integrated oven, hob and a dishwasher. Completing the ground floor is a utility room which houses the gas boiler and accesses the rear courtyard garden.

On the first floor there is a landing area and an adjoining dressing /study area which connects both double bedrooms and it also leads to a shower room. Both double bedrooms have feature fireplaces with the second bedroom having a basin with fitted storage under.

On the second floor are three additional bedrooms with sloping ceilings with one of the bedrooms leading off another, making it suitable as a dressing room as it has fitted wardrobes. There is also a family bathroom on this floor.

To the rear of the property is a paved courtyard walled garden which provides a particularly private aspect with a rear access gate on to Friary Lane. Opposite the garden is a large garage with an electric up and over door, which is a most useful asset so close to the city.

Cradock House is situated in a highly sought after position, just off St Ann Street and within easy walking distance of the historic market square. The city has an excellent range of shopping, leisure and cultural facilities. It is particularly close to Bishop Wordsworth Grammar school for boys and there is also a girls grammar school (South Wilts) in addition to other primary, secondary and private schools.

Salisbury has a mainline railway station that offers a regular service to London Waterloo (90 minutes) and there are excellent road links to the A303 and M27.

The property is offered to the market with no onward chain.

Location

Wiltshire's only city blends medieval charm with vibrant modern living. From its iconic Gothic cathedral and cobbled streets to riverside parks and a buzzing market square, Salisbury is packed with character and community. Just 90 minutes by train to London and well connected by road, it's ideal for commuters and countryside lovers alike.

The city is full of independent shops, great restaurants, cafés and pubs.There are excellent schools, including two outstanding grammar schools and several top-rated independents, plus a sixth form college and strong state provision.

Salisbury's green spaces include The Cathedral Close, Harnham Water Meadows and Queen Elizabeth Gardens, while weekly markets, festivals and a thriving arts scene bring the city to life year-round. With ultrafast fibre broadband, a strong community and countryside on the doorstep, it's easy to see why Salisbury regularly ranks among the UK's best places to live.

Southampton Central: 32 mins
Bath Spa: 57 mins
London Waterloo: 1 hr 30 mins

Salisbury: 5 mins
Bath: 1 hr 13 mins
London: 2 hr 13 mins

Local school: 3 mins
Local public house: 3 mins
Local amenities: 11 mins

Key Information

Local Authority:
Wiltshire Council

Council Tax:
Band: G - £4629.32 (2026/2027)

Tenure:
Freehold

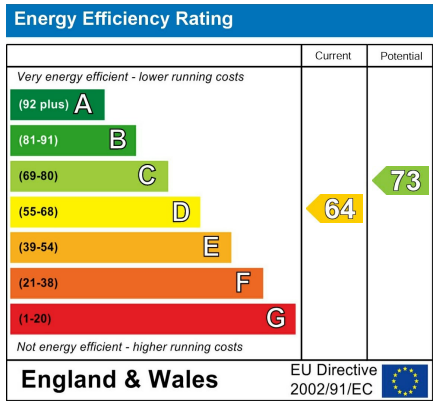
Floor Area:
2296.00 sq ft

Services:
Mains gas, electricity, water and drainage.

Heating:
Gas central heating

Directions:
From our office in Castle Street proceed in a southerly direction via Brown Street. The Friary can be found as the road bends to the right at the junction with St Ann Street.

EPC:



What3Words:
///apple.letter.odds

WHITES

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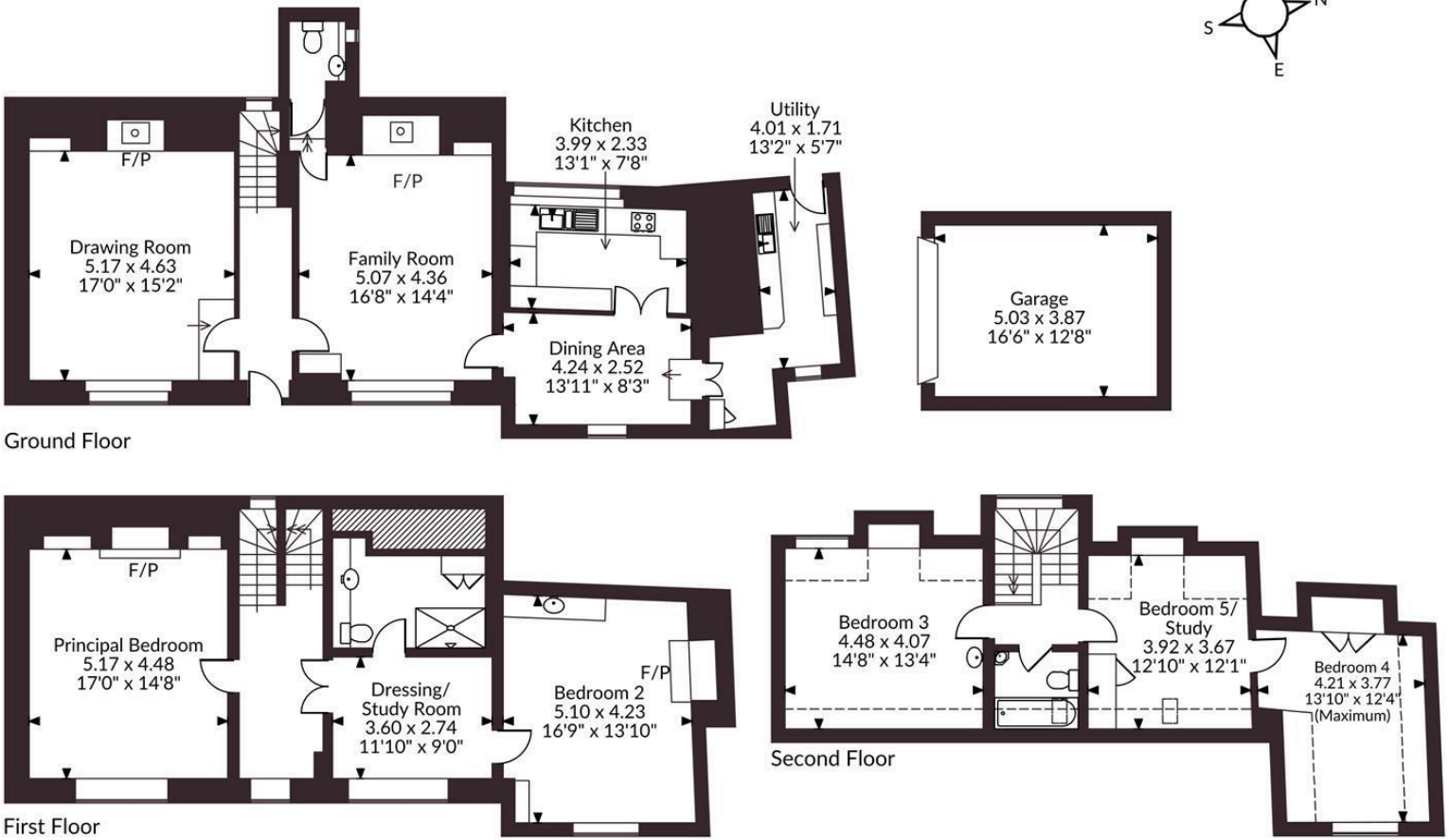
Castle Chambers, 47, Castle Street, Salisbury, SP1 3SP

Cradock House The Friary, Salisbury
Main House internal area 2,296 sq ft (213 sq m)
Garage internal area 210 sq ft (19 sq m)
Total internal area 2,506 sq ft (233 sq m)



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The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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