



**Brightside, The Alley, Bishopstone, Salisbury, Wiltshire, SP5 4DB**

**Guide Price £395,000 Freehold**



**A wonderful character cottage situated in a highly sought after village together with garden, garage and further piece of land with river frontage.**

### **Description**

A wonderful character cottage situated in a highly sought after village together with garden, garage and further piece of land with river frontage. The cottage is full of character including inglenook fireplace with bread oven, wood burning stove and exposed timbers. There are two double bedrooms which could possibly be split into three and a bathroom on the first floor. On the ground floor is a kitchen/breakfast room and good sitting room. Heating is by night storage heaters. The gardens lie to front and side with part walled and part hedged boundaries. Offered with vacant possession.

### **Entrance Porch**

Outside light, wooden front door to:

### **Hall Area**

Quarry tile floor, stairs to first floor.

### **Sitting Room**

Inglenook fireplace with bread oven to side and woodburning stove, ceiling beams, understairs cupboard.

### **Kitchen**

Work surfaces with base and wall mounted cupboards and drawers, display cupboards, space and plumbing for washing machine, cooker space, fridge space, door to garden, quarry tiled floor.

### **First floor Landing**

Hatch to loft space.

### **Bedroom 1**

Two double wardrobes.

### **Bedroom 2**

On two levels, double wardrobe.

### **Bathroom**

Panel bath, wc and hand basin. Strip light, shaver socket, heated towel rail, part timber part tiled walls.

### **Outside**

The property is approached through a picket gate with hedging to sides with brick path to front door. The garden lies to front and side and has lawned areas adjacent to well stocked flower beds and shrubs. There is a covered patio area with further gate to the road. Overall the garden is 55ft long by 20ft wide extending to 50ft. On the other side of the road is a further grassed area of land 60ft x 10ft extending to 20ft which fronts the River Ebble. Lighting and water tap.

### **Garage**

5.1m x 3.25m (16'9" x 10'8") Up and over door, light and power, pedestrian door to rear.

### **Outgoings**

The Council Tax Band is ' E ' and the payment for the year 2025/2026 payable to Wiltshire Council is £2808.43.

### **Services**

Mains water and electricity are connected. Drainage is to a shared septic tank located in the grounds of an adjoining property.

### **Directions**

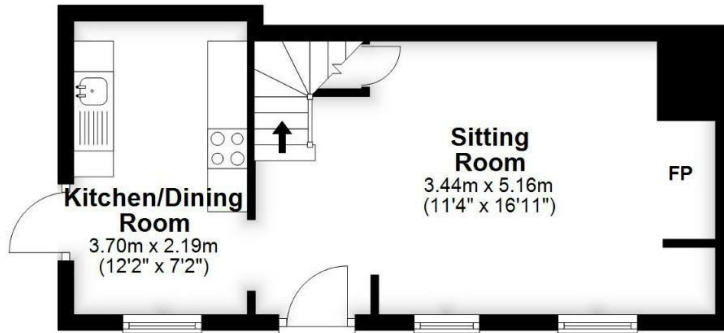
From Salisbury take the A354 and on entering Coombe Bissett, turn right signposted to Broadchalke and Bishopstone. Continue into Bishopstone and turn left just before the White Hart public house into Butt Lane. Bear right into The Alley where Brightside will be seen on the right hand side.

### **WHAT3WORDS**

What3Words reference is: [///gardens.mildest.crank](https://www.what3words.com/locations/uk/eng/wiltshire/salisbury/coombe-bissett/brightside)

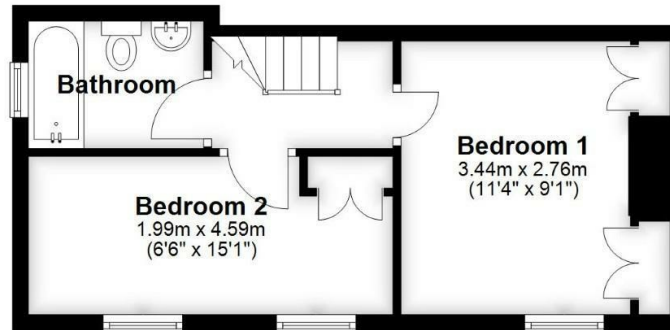
## Ground Floor

Approx. 25.6 sq. metres (276.0 sq. feet)



## First Floor

Approx. 28.4 sq. metres (305.8 sq. feet)



Total area: approx. 54.0 sq. metres (581.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>43</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## WHITES

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