



**Mulberry Cottage, Wilsford,  
Pewsey, Wiltshire SN9 6HB**



## A PERIOD VILLAGE HOUSE, FULL OF CHARACTER, IN STUNNINGLY DESIGNED GARDENS WITH FAR REACHING VIEWS, A STUDIO/OFFICE AND A SEPARATE ANNEXE COTTAGE

*\*A popular Pewsey Vale village with views towards Salisbury Plain \*Quick access to train station to London \*Beautifully presented accommodation \*Large well established and stocked gardens  
\*Separate annexe cottage and studio/office*

### Location

Wilsford is a peaceful rural hamlet situated in the impressive open landscape of the Vale of Pewsey, within the North Wessex Downs Area of Outstanding Natural Beauty. The village has a 13th century church and a village hall. The village of Woodborough with an excellent primary school, and the larger village of Upavon with amenities including a village shop are both within a few miles. The market towns of Pewsey 6 miles to the north east, Devizes 8 miles to the west and Marlborough 11 miles to the north offer a broad range of amenities.

Transport links are available by rail from Pewsey 6 miles away with train services to London Paddington (65 mins). The A303/M3 lies 15 miles away to the south at Amesbury and the M4 can be reached at junction 14 or 15 c. 20 miles to the north.

Schools in the area include a well thought of

primary at Woodborough, prep schools at St Francis Pewsey, Farley and Pinewood. St John's Academy Marlborough, Dauntsey's, St Margaret's and St Mary's Calne provide secondary schooling and are all within easy reach.

Mulberry Cottage lies in the centre of this rural village with stunning views northwards over farmland to one of Wiltshire's nine white horses and far reaching views southwards to Salisbury Plain in the distance.

### Description

This Grade II Listed cottage is believed to date from the 17th Century and is a detached house under a thatched roof. The house was converted from two cottages into one house and substantially refurbished in 2006 and has been beautifully maintained since. The accommodation is full of character with beamed walls and ceilings, inglenook fireplaces,

stripped oak doors and floorboards and limestone flagged floors.

A half glazed front door leads to the **Entrance Hall** which leads to the left to the **Kitchen/Breakfast Room** with a large inglenook fireplace including a bread oven and half glazed doors to the terrace. There are a range of wall and floor units with a marble work surface, incorporating a double Belfast sink, a 2- door electric Aga with attached halogen hob and electric oven and extractor fan, space for a dishwasher and fridge. **Utility Room** with floor units, a Belfast sink and space for washing machine and an airing cupboard. Separate **Cloakroom**. To the right from the entrance hall is the **Sitting Room**, carpeted, with beamed ceiling and an inglenook with log burner and a **Study**, double aspect and carpeted. A formal **Reception Room/Drawing room** lies to the rear of the sitting room, part carpeted and part exposed timber, beamed ceilings, stairs and a

### Cloakroom.

A **Landing** with polished floor-boarded leads from the stairs to a **Master Bedroom** with **ensuite Shower Room**, a further **two Bedrooms**, one double and one single, a **Family Bathroom** and a **Dressing Room** with a range of floor to ceiling built in wardrobes.

### Annexe Cottage

With lovely views over the garden and fields, this is of timber clad elevations under a pitched tiled roof and provides light and airy space, comprising an open-plan **Living Room** with kitchenette with an electric Aga, space for a fridge, vaulted ceiling and limestone flooring, a **Double Bedroom** and a **Bathroom**.

There is a separate **Double Garage Block** with former **Office** to the rear, ideal for working from home, with electric, light and telephone sockets.









### Outside

The house is approached via a sweeping gravelled drive leading to a circular parking area and round to the garage. The house and gardens are bordered by mature Hornbeam and mixed natural hedging, giving plenty of privacy. The beautifully designed gardens extending to approx 0.7 of an acre surround the house and are laid to lawns with well stocked beds, a terrace ideal for entertaining, with views over the Church and the Pewsey Vale. At one end is an orchard with a variety of fruit trees and an octagonal **Summerhouse**, with to one side a **Garden Store** and **Greenhouse**, next to which is a well established vegetable garden with planted beds and a fruit cage.

### Tenure

Freehold

### Services

Mains electricity, water and drainage. Oil fired central heating

### Local Authority

Wiltshire Council, County Hall, Trowbridge, Wiltshire BA14 8JN,  
Tel: 01225 713000 [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

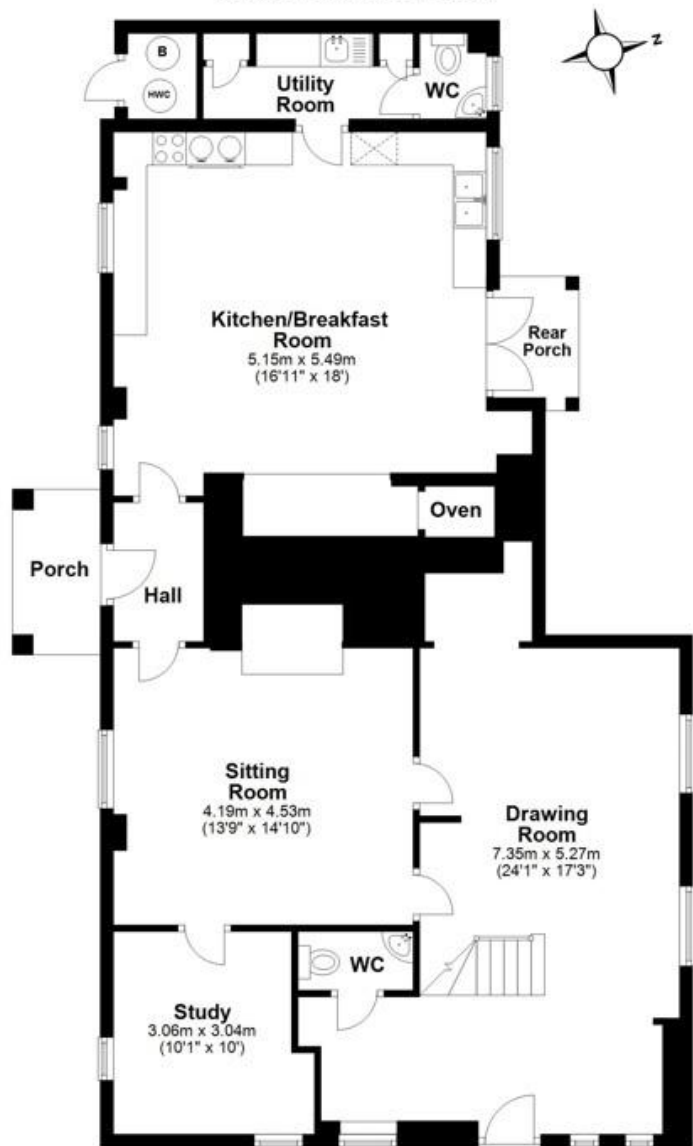
### Directions

Leave Pewsey on the A345 towards Upavon. After about 3 miles continue straight across at the roundabout with the Woodbridge Inn on the right hand side. In the village of Rushall take the turning to the right onto the A342 towards Devizes. Continue along the A342 and take the first turning for Wilsford on your right. Follow the road and take the next left leading into the heart of Wilsford and upon reaching the crossroads, Mulberry Cottage will be found on your right just past the village hall.



### Ground Floor

Approx. 122.2 sq. metres (1315.7 sq. feet)

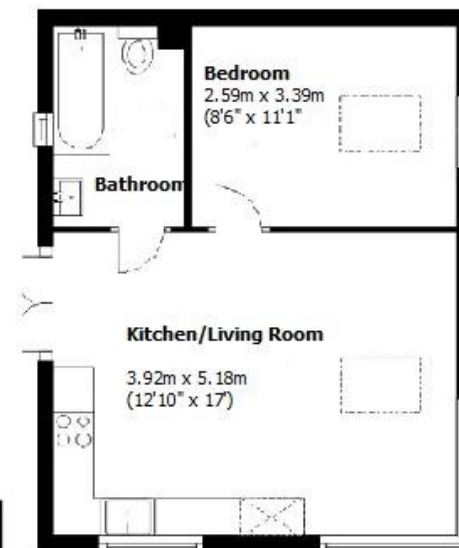


### First Floor

Approx. 91.8 sq. metres (987.7 sq. feet)



### Annexe



Total area: approx. 214.0 sq. metres (2303.4 sq. feet) Not to scale





Address: 9 Manor Gardens, Burbage, MARLBOROUGH, Wiltshire, SN8 3FG  
 RRN: 8656-7823-7450-2051-0202

Energy Efficiency Rating	Energy Efficiency Rating		Environmental Impact (CO2) Rating	
	Current	Potential	Current	Potential
Very energy efficient (over-sunny sites)			Very environmentally friendly (low CO2 emissions)	
95-100	A		95-100	A
81-95	B		81-95	B
69-81	C		69-81	C
55-69	D	67	55-69	D
41-55	E		41-55	E
27-41	F		27-41	F
13-27	G		13-27	G
Not energy efficient (higher running costs)			Not environmentally friendly (higher CO2 emissions)	

**Important Notice**

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Birkmyre Property Consultants nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.



www.birkmyre.co.uk  
 01672 516619

23 The Parade, Marlborough, Wiltshire SN8 1NE

