

# COOPER & TANNER

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## Barley Cottage, Tytherington, Warminster, BA12 7DX

A handsome modern four bedroom cottage, superbly located in this sought after village which lies in the heart of the Wylde Valley.

**Guide Price £325,000**

To Contact  
**COOPER & TANNER**  
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- Lobby
- Kitchen/Dining Room
- Sitting Room
- Downstairs Cloakroom
- Four Bedrooms
- Master Bedroom with En-suite
- Family Bathroom
- Garden
- Double Car Barn

### Description

Barley Cottage is a modern four bedroom home boasting well presented, spacious accommodation and a double car barn. The property is one of four cottages which are arranged in a courtyard fashion which will have both front and rear gardens. The property is arranged over two floors and has been built to a very good standard. The ground floor comprises an entrance hall, sitting room, kitchen/dining room and cloakroom. The first floor also comprises four bedrooms with views over the countryside, master bedroom with En-suite bathroom and family bathroom.

### Outside

The property is approached over a shared tar macadam driveway, which leads to the double car barn. The garden will be redeveloped by the current owner and will be mainly laid to lawn which will extend to the front and the rear of the property. The property enjoys extensive views over open farmland and the countryside.

### Location

Barley Cottage is set within this impressive development which was formerly a range of farm outbuildings in this highly sought after hamlet. The property is located opposite the Chapel of St James in the heart of the village. For local amenities the town of Warminster offers a wide range of shopping and leisure facilities to include

library, sports centre, swimming pool, schools, churches, doctors' and dentists' surgeries, hospital and post office. Warminster also benefits from a main line railway station to London Waterloo whilst the nearby A303 provides excellent road links to London to the east and Exeter to the west. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain. There is an excellent range of prep, private, grammar and state schools for both boys and girls in Warminster, Shaftesbury, Salisbury and Bath.

### Directions

From the agents offices continue along the Boreham Road and at the roundabout turn right sign posted Sutton Veny. Continue through the villages of Bishopstrow, Sutton Veny and Sutton Parva. Proceed into Tytherington and take the first left and turn immediately left again into St James Court development. Barley cottage can be found on the right hand side.

**Council Tax Band:** Band D

### Services

Private drainage. Mains water and electricity are connected.

### Heating

Electric heating

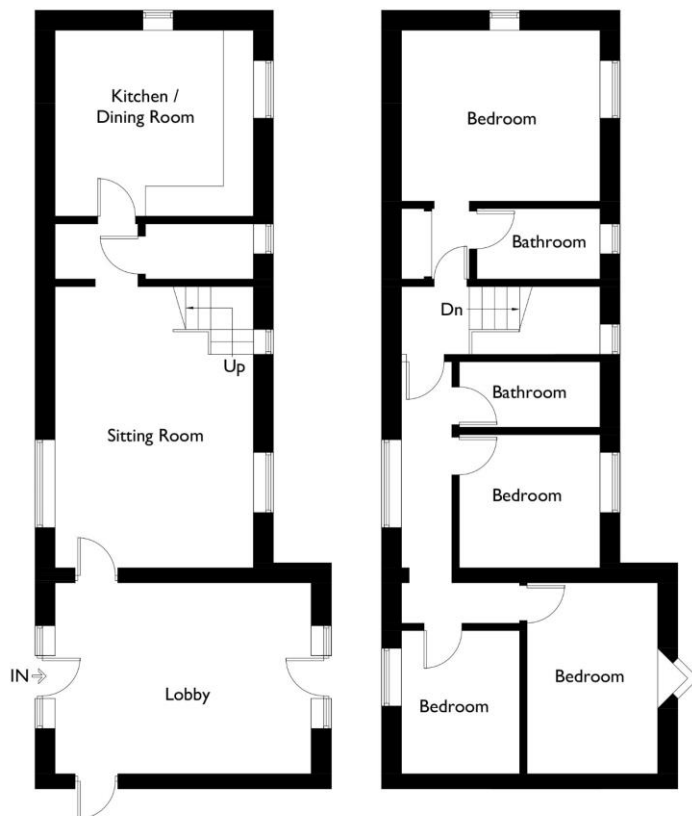
**Tenure:** Freehold **EPC Rating:** D

**Viewing:** Strictly through Cooper & Tanner on 01985 215579

Date of details: 22<sup>nd</sup> August 2016



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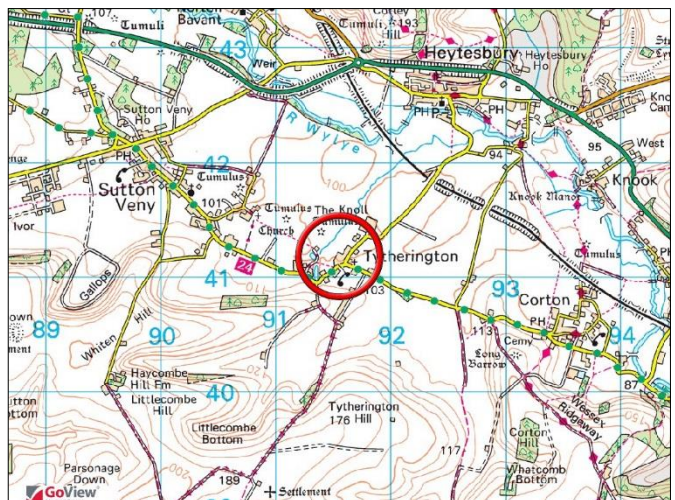


Barley Cottage  
Ground Floor

Barley Cottage  
First Floor

### ROOM DIMENSIONS

- Sitting Room 19' 6" x 13' 10" (5.95m x 4.22m)
- Kitchen/Dining Room 13' 10" x 12' 11" (4.22m x 3.94m)
- Bedroom One 13' 10" x 11' 11" (4.22m x 3.64m)
- En-Suite 8' 2" x 4' 10" (2.49m x 1.49m)
- Bedroom Two 13' 3" x 8' 11" (4.05m x 2.73m)
- Bedroom Three 9' 11" x 9' 5" (3.04m x 2.88m)
- Bedroom Four 10' 0" x 8' 5" (3.06m x 2.59m)
- Bathroom 9' 11" x 4' 11" (3.04m x 1.5m)



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