



*For Sale*

*In*

*Dinton*



## **Pound Cottage**

### **Location**

Pound Cottage is situated on the edge of the Nadder Valley village of Dinton which has its own primary and pre-school, pub and the village shop is due to re-open as a community store. The village is approximately 5 miles from the delightful market town of Wilton which offers a range of shops for every day needs and 10 miles from the Cathedral City of Salisbury.

### **Description**

Charming Grade II Listed cottage on the edge of a popular Nadder Valley village.

Pound Cottage is an attractive detached house dating from the 17th century with later additions. The house, which is part thatched and part tiled, has been sympathetically extended over the years to create a delightful home.

- On the ground floor there is a spacious drawing room with large bay window over looking the gardens, exposed oak beams and a large inglenook fireplace with a Regency wood burning stove.
- The dining room has a wealth of period charm with timber beams, exposed stone wall and a further inglenook fireplace with wood burning stove. Adjoining the dining room is the kitchen which opens onto the breakfast area. The kitchen has a fine range of bespoke fitted oak units as well as a four oven Aga.
- In addition there is a sitting room/play room, utility room, cloak-room and study area on the ground floor.
- The master bedroom is generously proportioned with french windows opening onto a balcony with attractive views over the adjoining fields as well as a dressing area and en-suite bathroom.
- There are three further double bedrooms on the first floor and a family bathroom.

## Outside

- Set in half an acre, the house is approached off a no-through lane which leads to an in and out drive with parking for several cars.
- The gardens are mainly to the rear of the property and have lovely views over the countryside beyond. The gardens at the back of the house are mainly laid to lawn with some terraced areas, mature flower beds and trees. To the side of the house is an orchard with productive fruit trees.
- Outdoor heated swimming pool (10m x 5m) set in an enclosed courtyard.
- Range of timber outbuildings which are currently used as a double car port, games room, garden store and general storage.

These buildings potentially have a variety of uses, subject to some maintenance and gaining any necessary planning consents.

Guide Price £625,000

(Savills)

## Land Registry – Previous sales

15 August, 1996 – sold £229,000

