



HOOPERS FARMHOUSE, HIGH STREET, TILSHEAD, SALISBURY SP3 4RZ

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BAXTERS
PROPERTY & LAND AGENTS



HOOPERS FARMHOUSE, HIGH STREET, TILSHEAD, SALISBURY SP3 4RZ

GUIDE PRICE: £595,000

We are delighted to bring Hoopers Farmhouse to the market which has been within the same ownership since it was acquired in 1978. This lovely late 17th century Grade II thatched cottage is constructed of chalk and flint with limestone quoins and flint footings and is centrally located within the rural Wiltshire village of Tilshead.

Not only visually stunning with its chocolate box characteristics but, look internally, and you will be presented with wealth period features including a truly impressive inglenook fireplace, two further working fireplaces with log burners, numerous beams and timbers and natural stone floors. There is also a vast loft space, with excellent storage.



Hoopers Farmhouse offers both flexible and spacious accommodation with two staircases; the current owner lives within one half of the property and successfully runs the other half as a cottage holiday let which we believe from the owner provides a generous income. Shaded on the Floor Plan is the area of the property which is utilised as a holiday let.

The ground floor comprises of a large main dual aspect living room and a spacious dining room. Off the dining area is a substantial single storey (single skin) kitchen extension with adjoining utility giving access to both areas of the garden. A further open plan reception room/living room/kitchen is currently in use as part of the holiday let.

The main bedroom has an ensuite bathroom, bedroom 2/guest bedroom has an ensuite shower room and a lovely open mezzanine which could be utilised as an occasional bedroom, a third large double bedroom and a generous family bathroom.

Hoopers Farmhouse is set back from the village road and is approached by a sweeping gravel drive which extends across the front to the right hand side where access can be gained to an additional drive area with additional parking. The walled front garden is laid to lawn with mature shrubs, flower beds, climbing roses and an attractive duck pond. The rear garden is divided in two with both areas being accessible off the kitchen: there is a enclosed courtyard kitchen garden and a mature lawned garden with shrubs flowerbeds.

Hoopers Farmhouse is a glorious period cottage located at the heart of the popular Wiltshire village of Tilshead and should be viewed to appreciate both its wealth of character and immense potential.

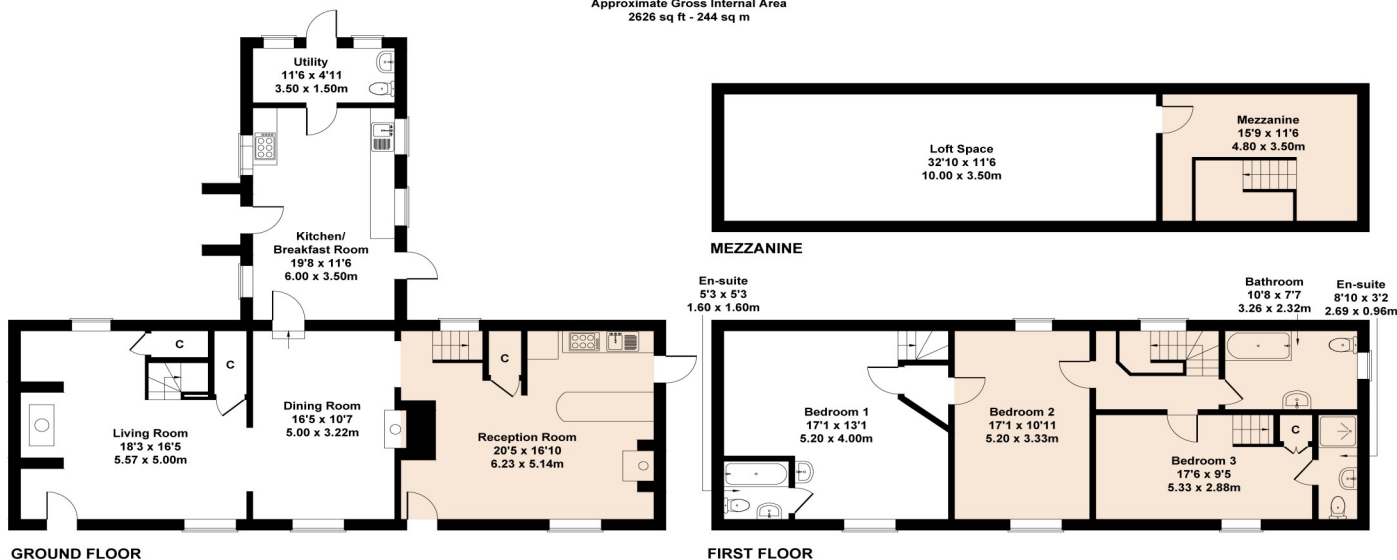
LOCATION: Tilshead is located in Salisbury Plain, some 20 miles north west of the cathedral city of Salisbury. Neighbouring settlements include Shrewton, Devizes and Warminster. Within the village is a Public House, primary and nursery schools, two churches, village hall and a local service station incorporating a local store. Salisbury has a fine range of social and educational amenities including the Salisbury Playhouse, Arts Centre and cinemas and a variety of state and private primary and secondary schools. It has a variety of leisure and recreational facilities including Five Rivers Leisure Centre, private members gymnasiums, golf club and recreation ground and three tennis clubs. There is also a mainline train service to London's Waterloo and the west country.





Hoopers Farm, High Street, Tilshead, SP3 4RZ

Approximate Gross Internal Area
2626 sq ft - 244 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band G : £4,089.95 for year 2026/2027 . Mains Water and Mains Drainage. Oil Central Heating.

DIRECTIONS: From Salisbury head north along the A360 Devizes Road to the roundabout junction with the A303. Continue straight over, heading north, for about half a mile and turn left at the Stonehenge roundabout signposted Shrewton and Devizes. Pass through the village of Shrewton and continue to Tilshead where Hoopers Farmhouse can be found on the right hand side immediately after the Rose & Crown.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10738.