



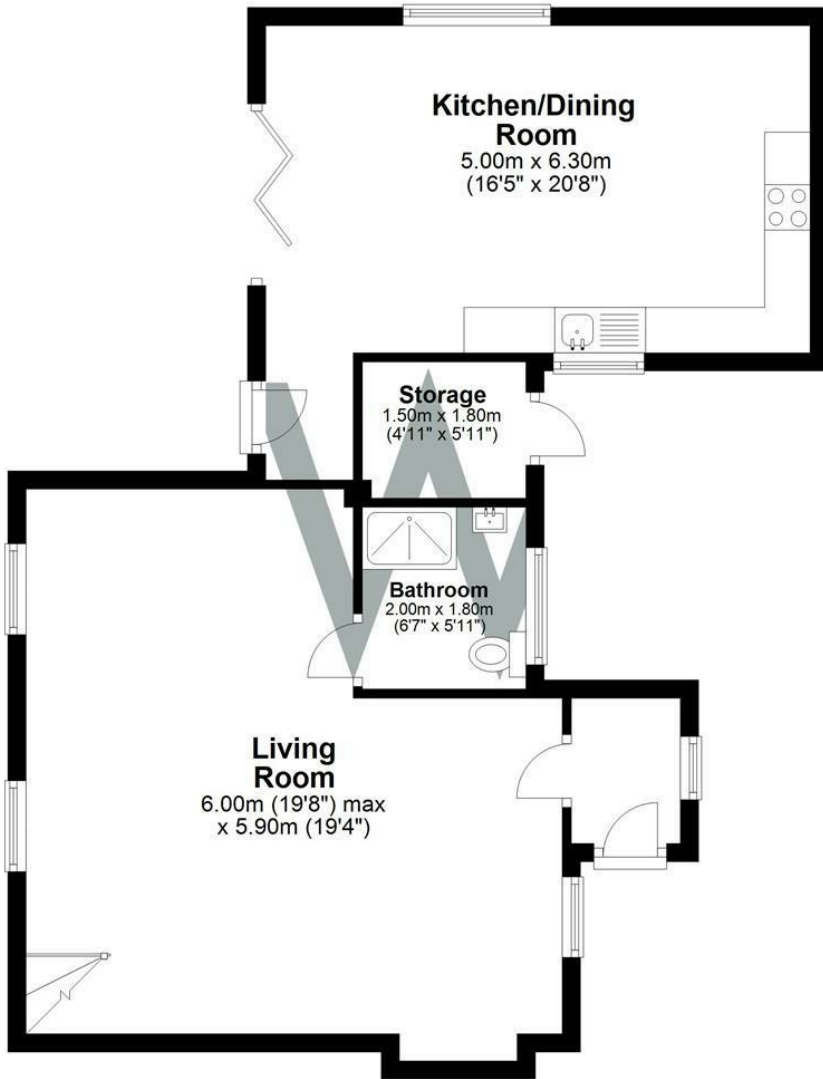
Buntings Cottage The Hollow, Ebbesbourne Wake, Salisbury, SP5 5JH

£1,200 PCM

An absolutely charming, 18th Century, Grade II Listed detached, thatched cottage quietly situated in ever the popular Chalke Valley, 12 miles southwest of Salisbury. The cottage was used as a chapel by the newly formed Congregationalists Church in Ebbesbourne Wake between 1782 and 1791 and has recently been extended and sympathetically renovated. The accommodation comprises an entrance vestibule linking the older part of the cottage to a stunning double-aspect kitchen/breakfast room with a beamed, vaulted ceiling. There is a range of fitted kitchen units at one end incorporating an integral dishwasher, electric ceramic hob, double electric oven, and a space for a fridge-freezer, aluminum bi-fold doors to the west-facing terrace and garden beyond. The former kitchen is now a ground-floor cloakroom with a luxury walk-in shower. The older part of the cottage retains many of the original features and character, with a beamed L-shaped sitting/living room with an original inglenook fireplace (not in use, now containing an electric woodburner). The former front porch is now a smaller utility/washing machine area with a door to the garden. Upstairs there are two double bedrooms linked by a Jack and Jill luxury bathroom. The property is warmed via an external air source heat pump running an underfloor heating system and has proved to be very warm and cozy. Outside there is a nice garden on all three sides, mainly lawn, with a gated entrance onto the tarmac parking for two or three cars. There is also a shepherd's hut within the garden which tenants can use as an Airbnb or guest accommodation. The cottage is available part or unfurnished and the rent is reduced in return for helping out with the Landlord's two dogs and two horses when the Landlord is away, perhaps one weekend per month, occasional days in the week and during three or four weeks' holiday per year. The value of this work has been assessed at around £300 per month (may vary by separate financial adjustment) and the rent reduced from £1500 to £1200 pcm accordingly. The tenant must be from a rural background, a dog lover and experienced with keeping horses.

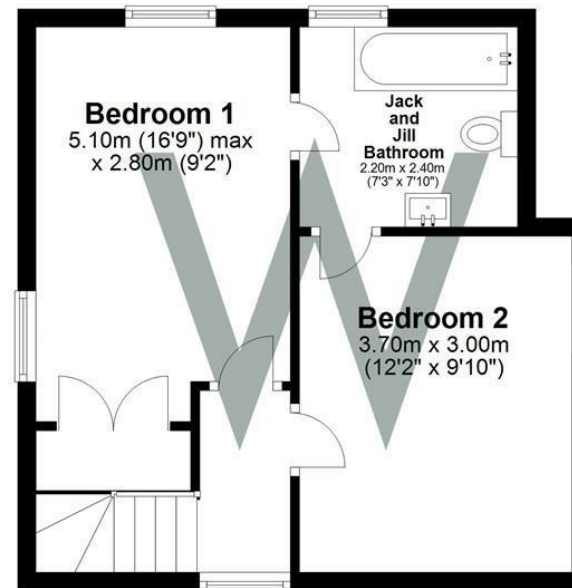
Ground Floor

Approx. 63.8 sq. metres (686.2 sq. feet)



First Floor

Approx. 34.2 sq. metres (367.7 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	75
EU Directive 2002/91/EC		
England & Wales		

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