



TWENTY NINE
WEST STREET

WILTON



From the street, No.29 West Street gives very little away. Behind the historic frontage sits a surprisingly large and adaptable Grade II Listed home extending to over 2,200 sq ft, with a layout that offers a huge amount of flexibility for modern life.

The oldest part of the house dates back to the 17th century, with timber-framed origins still very much evident. Over the years the property has evolved alongside the life of Wilton itself. Since being purchased by the current family in 1976, it has been both a much-loved home and the base for several successful businesses including a children's dress shop and a chartered surveyors. In earlier years it also served as a local estate agency and, further back still, a traditional sweet shop known as Rumbolds.

Although officially a two-bedroom house, the amount of space here is quite unexpected. The rooms are generous, the layout is versatile and there is a natural separation between living and working areas. For some buyers it may remain exactly as it is - an incredibly spacious and characterful home. For others, there is clear scope to reconfigure the layout to create further bedrooms if required, making it equally appealing as a family house or somewhere to combine home and business.





One of the most noticeable things about the house is how quiet and peaceful it feels once inside. Although West Street is one of the main routes into Wilton, the principal rooms are positioned away from the front of the house and have an outlook to the side meaning traffic noise is far less noticeable than you might expect.





The ground floor flows particularly well for day-to-day living. The kitchen is large and sociable with plenty of preparation space and a central island, opening naturally into the breakfast and dining areas. Double doors lead directly from the kitchen onto the patio, making the space work especially well for outdoor dining and entertaining during the warmer months. There is also a separate utility room and laundry room which provide additional practical storage.

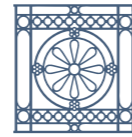


The sitting room has a much cosier feel, centred around a fireplace and enjoying a lovely outlook towards the Italianate church. In the evening, when the church is illuminated, the view becomes particularly atmospheric and impressive.



Upstairs, the drawing room is quite different altogether. This is a wonderful room with high ceilings, large sash windows and the feel of a room you might expect to find in a much grander country house. It is full of character and makes a particularly impressive entertaining space.





The principal bedroom is exceptionally generous with extensive fitted wardrobes across one wall together with plenty of natural light from both windows and rooflights. It also benefits from its own ensuite bathroom.





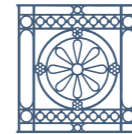


The second bedroom is another comfortable double with built-in storage and is served by the shower room positioned off the landing.





Outside, the rear patio garden is a real hidden surprise. Sheltered and private, it works beautifully as a sun trap for outdoor dining and entertaining. The outlook is especially unusual, overlooking consecrated church land which helps preserve the peaceful and uninterrupted setting.



Wilton itself has a strong sense of community and an excellent range of day-to-day amenities including independent shops, cafés, pubs and a weekly market, all within easy reach of the house. Salisbury is only a short drive away, whilst nearby countryside walks and Grovely Wood provide easy access to open green space.

There is also a fascinating historical connection linked to the house. During their ownership, the current family discovered a direct ancestral link to Alfred the Great through his daughter Æthelflæd, Lady of the Mercians - a remarkable connection to Wilton's ancient past.

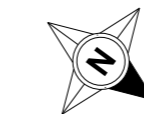
29 West Street is not a conventional period house. It is somewhere that has clearly been deeply loved, adapted and enjoyed over many decades and is a home with warmth, history and far more space than first impressions suggest.



Address	29 West Street, Wilton, Wiltshire SP2 0DL
Tenure	Freehold
Council Tax	Band E
Local Authority	Wiltshire Council
Property Size	2208 sq ft / 205 sq m
Parking	On street parking
Utilities	Mains drainage
Heating	Gas

KEY FEATURES

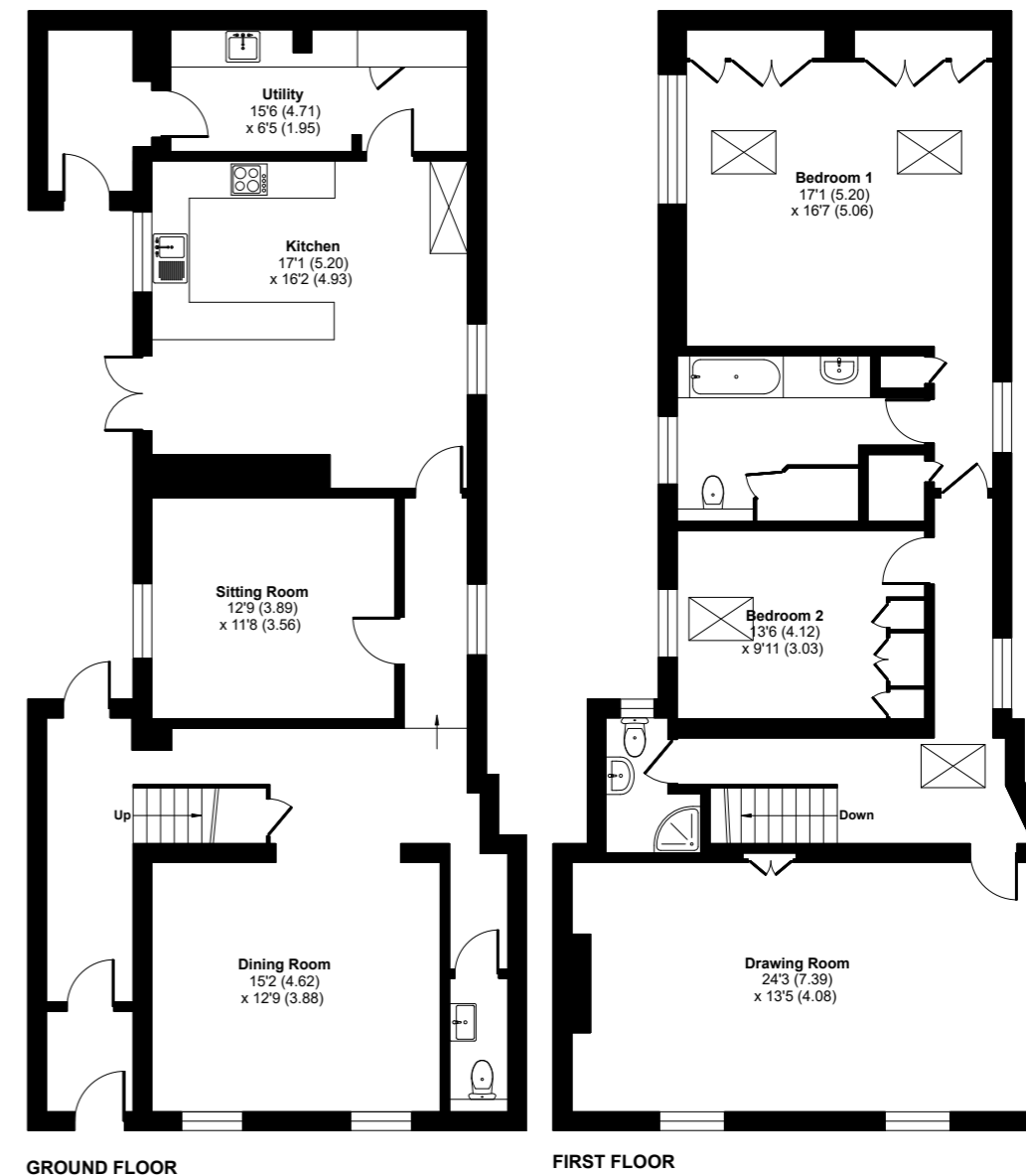
- Grade II Listed period home extending to over 2,200 sq ft
- Surprisingly spacious and versatile accommodation arranged over two floors
- Characterful 17th-century origins with exposed timbers, fireplaces and period features
- Two generous double bedrooms, including a principal suite with ensuite bathroom
- Magnificent first-floor drawing room with high ceilings and a distinctly stately feel
- Large kitchen/breakfast room with central island and doors opening onto the patio
- Delightful south-facing patio/sun terrace, ideal for outdoor dining and entertaining
- Uninterrupted outlook over consecrated church land and views towards the beautifully illuminated Italianate church
- Proven track record as both a family home and successful business premises
- Central Wilton location within walking distance of shops, cafés, pubs and everyday amenities



West Street, Wilton, Salisbury, SP2

Approximate Area = 2208 sq ft / 205.1 sq m

For identification only - Not to scale





WEST STREET

TWENTY NINE

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