



ST. ANN STREET, WILTSHIRE, SP1 2DX  
£475,000

Winkworth





## ST. ANN STREET, WILTSHIRE, SP1 2DX

**A charming and beautifully refurbished three double bedroom period townhouse situated in this highly desirable and convenient city centre position and benefiting from a substantial extension to create a contemporary kitchen/breakfast room with island. Viewing is highly recommended.**

The property comprises a Grade II listed three-bedroom period townhouse which is arranged over three floors and has been subject to a beautifully designed and finished single story rear extension to create a feature kitchen/breakfast room. The property subtly blends the immense character and charm of its period with the modern introduction of this impressive open living kitchen at the rear.

The sitting room features an inset log burning stove and enjoys considerable character and this opens up to a separate dining room or study area. A characterful turned staircase leads to the first floor which has two double bedrooms and a stunning main bathroom with slipper bath, separate shower and clever design cues throughout.

A further turned staircase leads to a generous top floor double bedroom with character floorboards believed to be Elm and feature windows.

The property enjoys the modern conveniences of electrical heating system, secondary double glazing and has been refurbished throughout to reveal and retain the character of its period. Deceptive from its front elevation, an internal inspection is highly recommended.

### AT A GLANCE

Sitting room  
Reception room  
Open plan kitchen/diner  
W.C

Three double bedrooms  
Family bathroom  
Courtyard garden





## LOCATION

The property is situated in the heart of Salisbury city centre and within a short stroll of Salisbury Cathedral and one of the city's main shopping precincts, The Old George Mall. The road is particularly desirable and has an array of property types, ranging from smaller two bedrooms through to significant and architecturally interesting Georgian buildings. For those seeking good access to the city centre or Salisbury Cathedral the property is ideal and within a short distance to all the shopping and recreational facilities nearby. There is also a superb choice of schooling including Bishop Wordsworth Boys Grammar School within a level walking distance.

## DIRECTIONS

What3Words [frame.park.camera](#)

From Salisbury's market square continue along Blue Boar Row following the road as it bears right in to Brown Street. Continue the first set of traffic lights along Brown Street passing Brown Street Car Park and once again at the next lights. After about 300 yards as the road bears right, turn left into St Ann Street and the property can be found a short distance along upon the right-hand side.

Council Tax Band D

Electric Heating

Ultrafast Broadband available

Mobile Coverage likely inside with O2

Mobile Coverage likely outside with EE,  
Three, O2 and Vodafone



78 St. Ann Street, Salisbury, Wiltshire  
Approximate Gross Internal Area  
114 Sq M/1227 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Salisbury | 01722 443 000 | [salisbury@winkworth.co.uk](mailto:salisbury@winkworth.co.uk)

[winkworth.co.uk](http://winkworth.co.uk)

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