



**WOOLLEY
& WALLIS**

2 The Bartons
Shaftesbury, SP7 8LN

Guide Price £165,000

A charming, Grade II listed cottage, located in the peaceful, Enmore Green area of Shaffesbury, boasting both garden and parking.



The Property at a Glance

- Period Cottage
- One bedroom
- Quiet Location
- Garden & Parking
- Far Reaching Views
- Attic Room
- Ideal holiday let

Property

A delightful cottage, presented in good order throughout, situated in the highly sought-after area of Enmore Green, Shaffesbury. The cottage has been well-maintained by the current owners and provides sensible accommodation over three floors. The ground floor comprises an open plan, kitchen/living space, with wood burning stove, stable door, kitchen sink and gas hob along with space for an under counter fridge. Stairs lead directly up to the bedroom which provides enough space for a double bed, access to the bathroom and a spiral staircase to the attic room. The bathroom is well-proportioned and offers a separate bath and shower. The attic room could provide a variety of uses and benefits, along with the bedroom, from outstanding views over the Blackmore Vale, via the Velux window.

Outside

The property benefits from a long plot to the front, currently divided into two sections and enclosed, for the majority, with low close panel fencing. The area adjacent to the cottage is dedicated to garden, while the remaining section is currently utilised for parking. A gate and large timber shed separates the two sections.





The Situation

Enmore Green is a sought after area on the northern side of Shaftesbury. The historic, hilltop, Saxon town of Shaftesbury is popular by both locals and visitors alike. The town offers a vibrant High Street with a variety of national and independent retailers for your everyday needs including opticians, dentist, doctors' and a cottage hospital and a selection of supermarkets nearby including Tesco, Asda and Waitrose. Communications are excellent with the A350 running from north to the south coast and the A303 to London a short distance away. The nearby town of Gillingham includes a mainline railway station with services from London Waterloo to the West Country. The area is well known for the large choice of State and Independent primary and secondary schools and range of leisure pursuits including horse riding, walking, golf and more.

Services

Mains water, drainage, gas and electricity are connected to the property.

Council Tax

Dorset Council Tax B

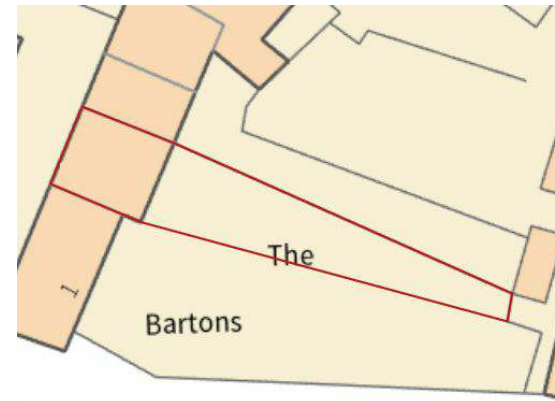
EPC: TBC

Directions

Post code SP7 8LN

What3words /// snowboard.guitars.wink

From the centre of Shaftesbury, continue down Tout Hill, next to The Ship Inn, and continue to the crossroads. Proceed straight onto Church Hill and the property is located after 10m on the right.

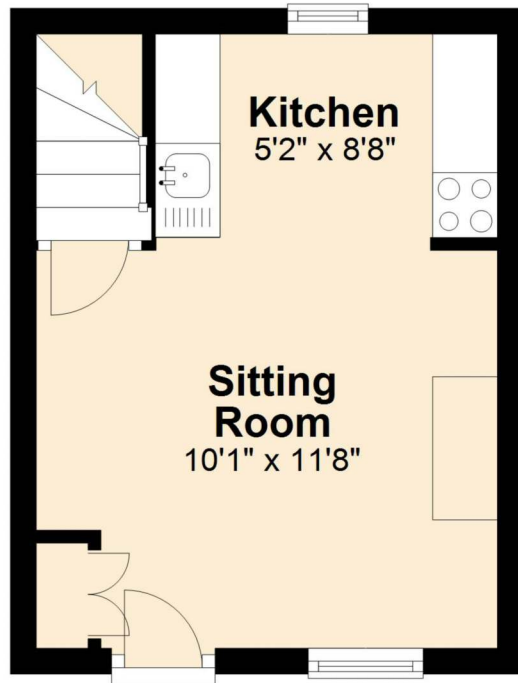


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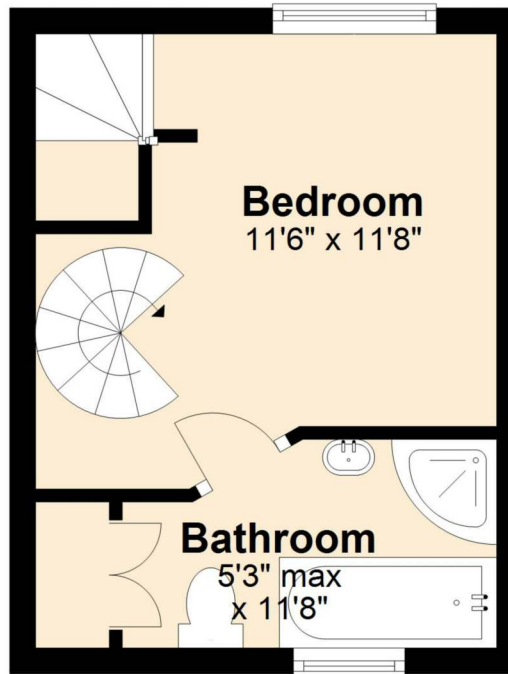
Ground Floor

Approx. 182.0 sq. feet



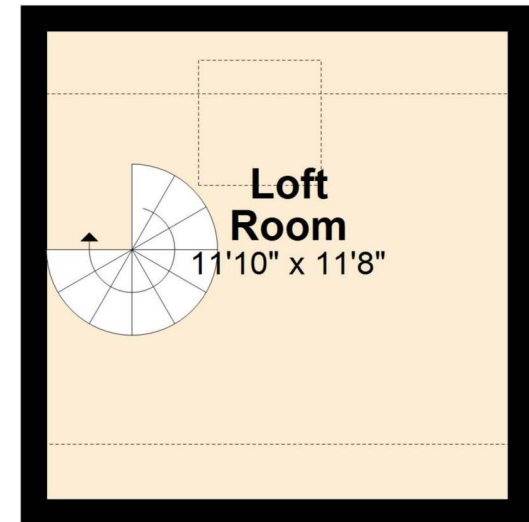
First Floor

Approx. 182.0 sq. feet



Second Floor

Approx. 138.6 sq. feet



Total area: approx. 502.7 sq. feet

AGENT'S NOTES

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