



**WOOLLEY
& WALLIS**

Flintock Cottage

Nr Sixpenny Handley, SP5 5RT

Guide Price £280,000

A charming character cottage in need of modernisation benefitting from a rural location and a generous garden with outbuildings. To be sold by Informal Tender.



The Property at a Glance

- Period features
- Character cottage
- Three bedrooms
- Generous gardens
- Outbuildings
- No onward chain

Property

Flintlock Cottage is a superb attached cottage located in a rural setting near to the village of Sixpenny Handley. Formerly two cottages, now converted into one, the property includes two entrance porches at the front opening into the kitchen diner and sitting room. A rear lobby provides access to a ground floor bathroom and the stairs. The first floor comprises three bedrooms, all with wash hand basins. The cottage has an abundance of charm, but is now in need of some updating and modernising and could also be extended subject to any consents needed.

Outside

The property is approached from the highway onto a gated gravel drive that provides parking for several vehicles. The gardens are of a good size with an area of lawn immediately adjacent to the cottage and a further, larger area of garden beyond. A fantastic range of outbuildings are located within the grounds, measuring approximately 1,500 sq ft in total. They include; Work shop 40'6" x 17'6" with power and light, Wood Work Shop 20' x 7', Store 17' x 13'4", Old Chicken House 38'6" x 11' 8" with power and light.

Agents notes; No test of the services has been undertaken and therefore considered care should be taken. A potential buyer will be expected to make their own conclusions as to the extent of works needed to make good. The drainage is working but may not comply to current 2020 regulations. The sale is subject to a grant of probate. To be sold by Informal tender on Thursday 14th December 2023. Bids are to be received no later than 12.00pm.





The Situation

Woodcutts is a rural location near to the village of Sixpenny Handley with amenities to include local shops, school, public house, Church and doctors' surgery. The nearby Georgian market town of Blandford offer amenities for your everyday needs including doctor's surgery, dentist, banks, several supermarkets and a selection of national and independent retailers. Larger cities such as Salisbury, Bournemouth and Poole are a short drive away. The towns of Gillingham and Tisbury offer mainline railway stations (10-15 miles approx.) serving London Waterloo and the West Country. The area is renowned for the excellent selection of state and private, primary and secondary schools. A wide range of leisure pursuits are also available, such as horse riding, golf, cycling, shooting amongst others. The Jurassic Coast can be reached in less than an hour.

Services

Mains water and electricity are connected to the property. Drainage is via a septic tank which is unlikely to meet all the current regulations. A solid fuel Rayburn provides heating.

Council Tax

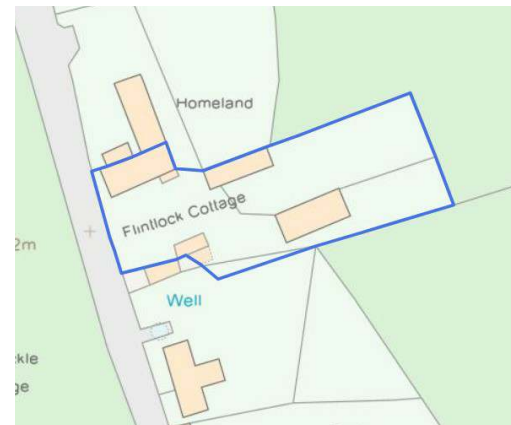
Dorset Council Tax E
EPC: Awaiting.

Directions

Post code: SP5 5RT

What3words /// tango.smaller.tickles

Halfway along the A354 between Salisbury and Blandford take the B3081 towards Sixpenny Handley. After approximately 2 miles turn left towards Cashmoor. The property will be found on the left after about 1 mile.

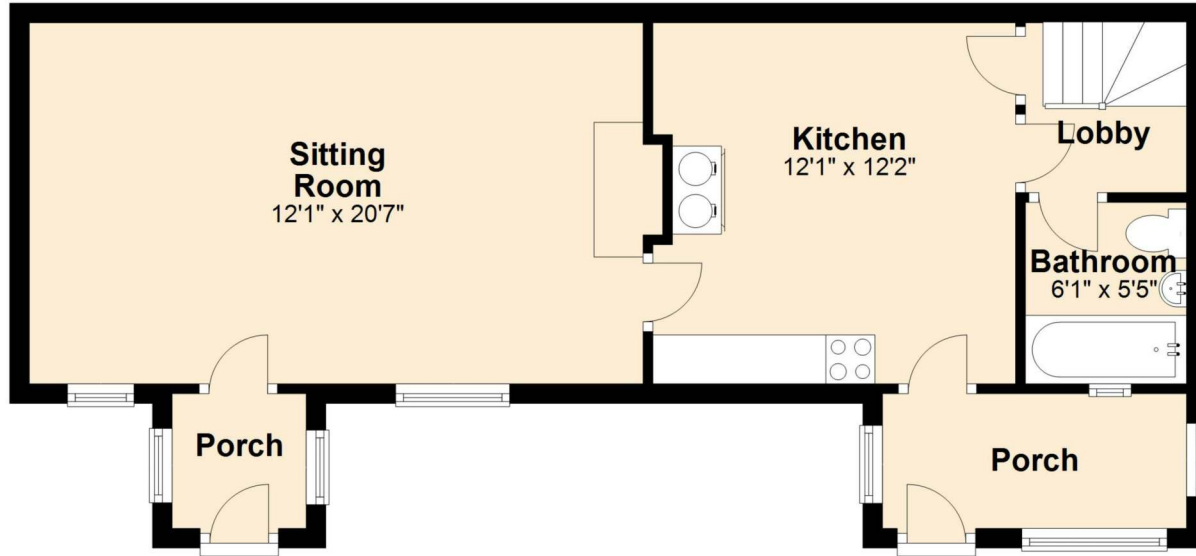


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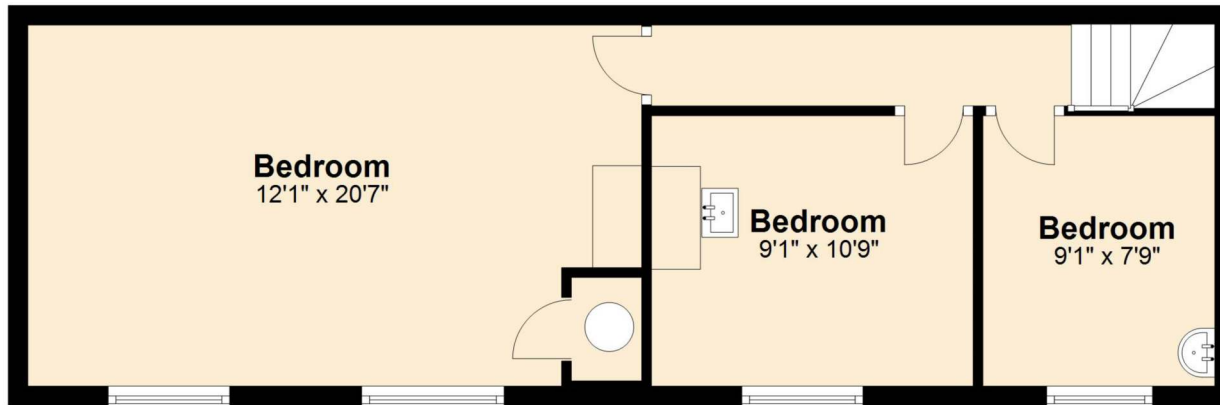
Ground Floor

Approx. 540.3 sq. feet



First Floor

Approx. 481.2 sq. feet



Total area: approx. 1021.5 sq. feet

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in November 2023.