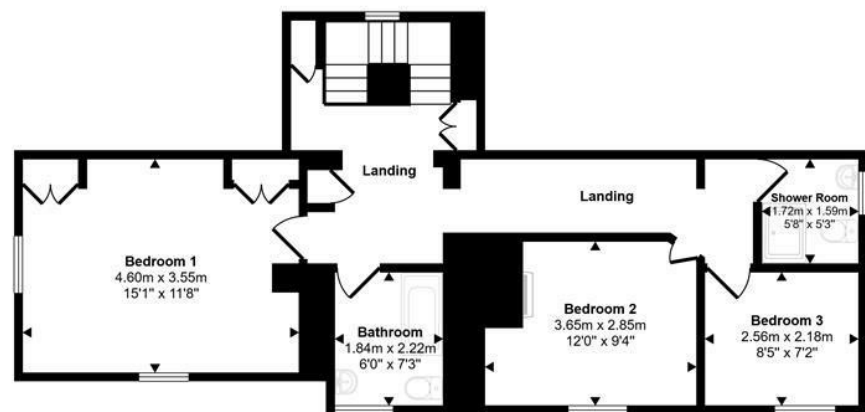
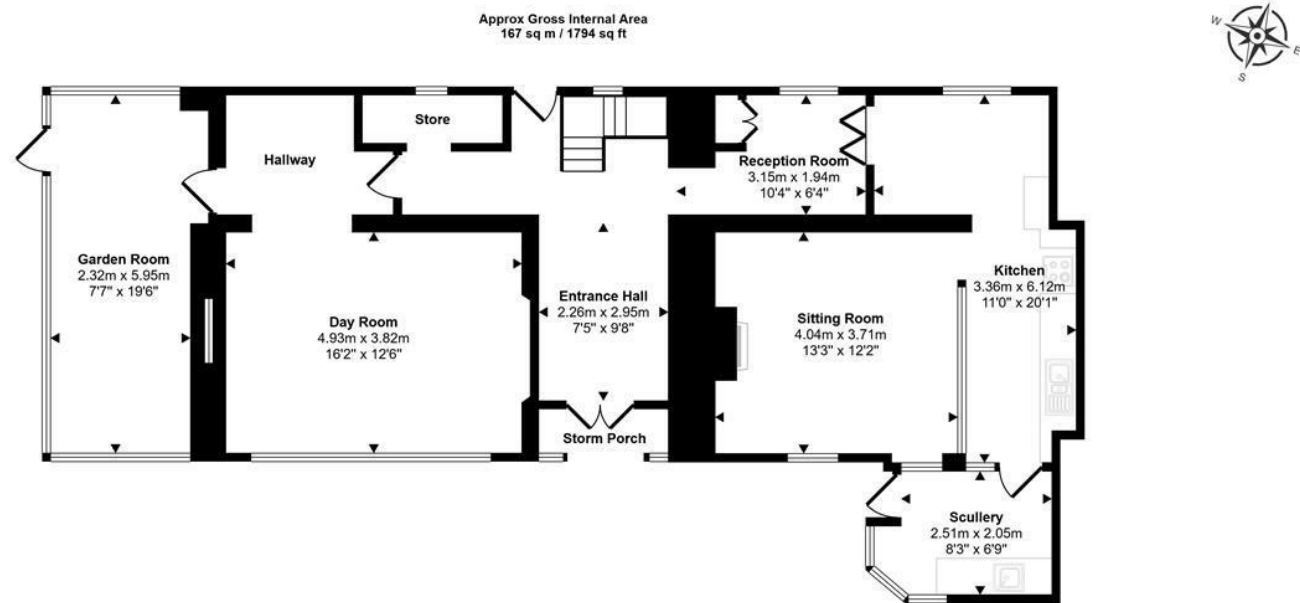




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Ivy Cross Shaftesbury

Guide Price
£550,000

Enchanting 19th Century Cottage in Magical Grounds – Close to the Town Centre

Enjoying a tucked away position, within approximately one-third of an acre of magical gardens, this linked detached cottage, dating back to the mid-1800s, is a true hidden gem — steeped in history, character, and charm. Lovingly held by the same family for nearly 40 years, it now awaits a new chapter and a discerning buyer with vision.

With 1,794 sq ft/167 sq. m of versatile living space, the home offers three reception rooms, three bedrooms, a bathroom, and a shower room, providing a flexible layout to adapt and enhance as you restore and modernise.

The moment you step through the arched threshold, echoed beautifully at the far end of the reception hall, you're met with a sense of timeless elegance. Period features include an impressive fireplace with Bresummer beam, exposed ceiling timbers and some wood-panelled walls — all whispering stories of the past and inviting inspiration for the future.

Outside, a range of outbuildings offers endless creative potential, while the generous grounds may provide scope for a building plot (subject to planning). Whether you dream of a charming countryside retreat, a family home re imagined, or a project that lets your creativity flourish, this property offers a rare and rewarding opportunity.

With no onward chain, the journey can begin without delay. Discover the magic, unlock the potential, and create something truly special. This could be the home of your dreams and your forever family home.

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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		
England & Wales		



The Property

Accommodation

Inside

Ground Floor

From the drive there is storm porch with double doors that have a metal inlay opening into a spacious entrance hall with a central staircase and inner halls, which lead off in either direction. There is also a door to the rear of the cottage. There are three reception rooms - the sitting room has an impressive fireplace, the bright day room would make a wonderful hobbies room and the garden room offers a fabulous outlook over the garden. In addition, you will also find the kitchen and scullery. The kitchen has an old oil fired range. There is a total canvas for you to transform to how you wish to live.

First Floor

On this floor you will find a bathroom and a separate shower room - both in need of modern suites. There is a

generously sized single bedroom plus two double bedrooms - one with an old fireplace and the main has built in wardrobes and a vanity wash hand basin.

Outside

Grounds

The cottage is approached via metal gates that open to a tarmac drive the leads down to the property and around a centre island bed - there is plenty of room for multiple vehicles including caravan or a boat. The main body of the gardens lie to the side of the cottage and offer plenty of scope to create your own dream garden. A grassy drive leads down to the bottom of the garden there there is a large shed plus a timber garage that opens either end and benefits from light and power. It measures 12.19 m x 5.79 m/40' x 19'. There scope for a large sun terrace and there is a ready made pond. At the back of the cottage there are two more outbuildings and an area that would make a great kitchen garden.

Useful Information

Energy Efficiency Rating F
Council Tax Band E
Single Glazing
Oil Fired Central Heating
Mains Drainage
Freehold
No Onward Chain
In Need of Modernisation

Location and Directions

The property is located in the historic hilltop town of Shaftesbury - famous for the Gold Hill, Hovis advert. The cottage is just a short level walk to the town centre, with a range of facilities close by that include supermarkets and take-out outlets. The town has a wonderful range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and is well known for its arts and crafts and entertainment venues. Five miles away in Gillingham, there is a mainline train station that serves London Waterloo and Exeter St. David's.
Postcode - SP7 8DN
What3words - ///strut.verb.social

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.