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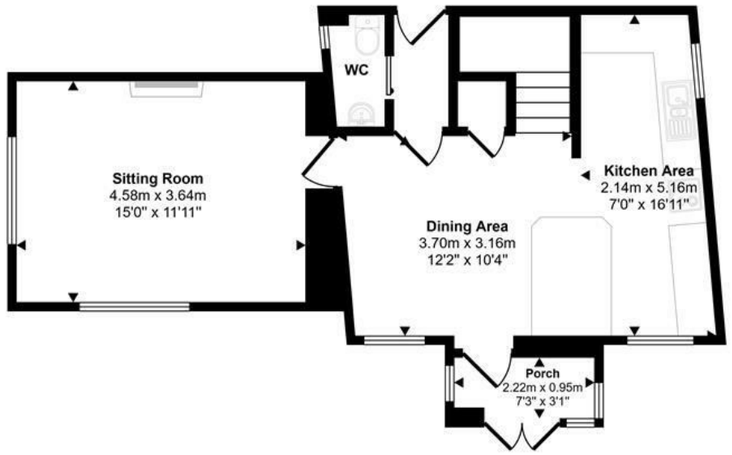
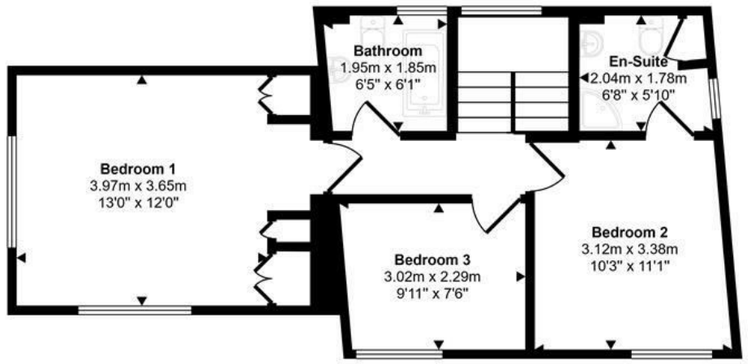
Approx Gross Internal Area
102 sq m / 1102 sq ft

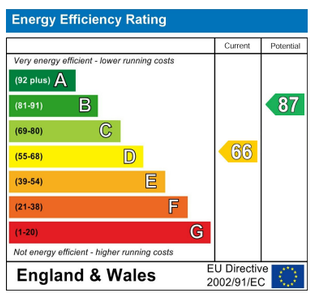


Ground Floor
Approx 51 sq m / 553 sq ft



First Floor
Approx 51 sq m / 548 sq ft

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.



Yeatmans Lane
Shaftesbury

Guide Price
£425,000

Full of charm and character, this lovely detached cottage sits peacefully in the heart of Enmore Green, a pretty and desirable area on the outskirts of Shaftesbury. Originally built in the 1760s and thoughtfully extended in the 1970s, it beautifully combines history with a relaxed, homely feel. Once thought to be the spot where horses stopped for water before climbing the hill into Shaftesbury, the cottage still carries that same sense of calm and restfulness today. Overlooking open green space and surrounded by scenic walks, it offers a wonderful blend of countryside tranquillity and easy access to the town's shops and cafés.

Inside, the cottage feels bright and welcoming. The spacious sitting room, with its double aspect and multi-fuel burner, is a perfect place to curl up with a book or gather with family on a chilly evening. The large kitchen and dining room is truly the heart of the home — a lovely open space that's great for cooking, chatting, and entertaining together. There's also a rear hall with room for boots and coats, and a handy cloakroom. Upstairs are two generous double bedrooms, one with its own en-suite, a family bathroom, and a comfortable single bedroom that could also make a great study or guest room.

Outside, there's plenty to enjoy. The frontage and side garden catch the morning sun — just right for a quiet coffee to start the day — while the detached private, sunny rear garden offers space to relax or potter among the plants. The studio and workshop provide extra flexibility, whether for hobbies, working from home, or simply enjoying a bit of creative time.

This is a home with a heart — warm, welcoming, and filled with stories. A special place where you can settle in, breathe out, and enjoy the simple pleasures of Dorset village life.

The front door opens into a useful porch where the main entrance opens to a large combined kitchen and dining room with stairs to the first floor, door to the inner hall, which has access to the outside and the WC. Also on the ground floor is a double aspect sitting room with a multi-fuel burner. On the first floor, there are three good sized bedrooms, one with an en-suite shower room plus the main bathroom. Outside, there is off road parking for one car, an outbuilding and a good sized garden that is located at the end of a path. This also has a work shop and a cabin.

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk

The Property

Accommodation

Inside
Ground Floor
The property is approached from the lane via a gate that opens to the frontage where a path leads to the front door. This opens into a useful porch with a practical tiled floor and space for coats, boots and shoes. A further door opens into a fabulously spacious combined kitchen and dining room. This is the original part of the cottage and retains exposed painted beams. The dining area has a window overlooking the frontage and the adjoining green - it is fitted with engineered wood flooring and has latch doors leading off to the sitting room and rear hall. There is plenty of room for a family sized dining table and chairs.

The kitchen area benefits from a window to the side and front. It is fitted with a range of floor cupboards, separate drawer unit and eye level cupboards with counter lighting beneath. You will find a generous amount of wood work surfaces, including a wide peninsula with cupboards and space for a fridge and freezer beneath - ideal for casual dining - with a tiled splash back and a one and a half bowl stainless steel sink and drainer with a swan neck mixer tap.

There is a built in double gas oven and gas hob with an extractor hood above plus space and plumbing for a washing machine and dishwasher. The floor is tiled. From the kitchen area, stairs rise to the first floor and there is a door to a good sized understairs storage cupboard.

The sitting room enjoys plenty of natural light from the large windows that overlook the frontage and the side garden. There is ample room for settees and armchairs and the fireplace with a multi-fuel burner set on a granite hearth, adds warmth and character to the room. From the rear hall there is access to the outside and a cloakroom that is fitted with WC and wash hand basin.

First Floor
On this floor you will find access to the part boarded loft space, fitted with light and a wood pull down ladder plus doors leading off to the bedrooms and bathroom. The bathroom is fitted with a WC, pedestal wash hand basin and a bath with mixer tap and shower attachment. For practicality, the floor is tiled. There are three bedrooms, two good sized doubles - one with an en-suite shower room and the other, enjoys a double aspect and built in wardrobes. The third bedroom is a generously sized single bedroom.

Outside
Parking
There is a gravelled parking space to the side of the cottage, which is accessed from The Knapp.

Gardens
The front garden is planted with a variety of shrubs and enclosed by a low stone wall. There is also a side garden that is laid to stone chippings and provides a peaceful space for morning coffee in the sun. The main garden lies down a path beyond the back of the cottage. Along the path, you will pass the old privy, which is now storage with power, and arrive at a timber gate that opens to a large garden. This is mostly laid to lawn with shrub and flower beds plus areas that are laid to stone chippings. There are raised beds ready for vegetable growing and at the bottom of the garden there is a work shop and studio - both with power. T he work shop measures 4 m x 3 m/13'1" x 9'10" and the studio - 5.5 m x 3 m/18'0" x 9'10". The garden is fully enclosed with a sunny aspect and good privacy. There is a water tap near the back door of the house.

Useful Information

Energy Efficiency Rating D
Council Tax Band D
uPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold
Note: The path to the rear of the cottage has rights of way for the neighbouring properties.

Location and Directions

The property is located in the Enmore Green area of the historic hilltop town of Shaftesbury - famous for the Gold Hill, Hovis advert. The cottage is just a short walk up Tout Hill 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 8LR
What3words - ///pines.sheet.booms

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.