



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

Offers In Excess Of
£300,000

IDEAL DOWNSIZEPERFECT BOLT-HOLE***HOLIDAY LET***

Set in the very heart of Enmore Green, one of Shaftesbury's most desirable and characterful locations, this beautifully presented detached barn conversion offers a rare opportunity to own a truly individual home rich in history and charm. Once part of the old village blacksmiths, the property seamlessly blends original features with contemporary living, creating a warm and inviting space full of personality.

The current owners have undertaken a thoughtful and high-quality renovation throughout, including a brand new kitchen, new flooring, redecoration, and an updated bathroom suite. The accommodation centres around a stunning reception room with exposed beams and a vaulted ceiling, giving the home a wonderful sense of space and character, while still feeling cosy and welcoming.

This is a rare chance to secure a turn-key home in a vibrant town that blends historic charm with modern amenities. Whether you're downsizing, looking for a weekend retreat, or simply want a move-in-ready property in a fantastic location — this home ticks all the right boxes. Outside, the property enjoys a newly landscaped patio and driveway with far-reaching views, offering a peaceful and private setting that is not overlooked. Surrounded by scenic countryside walks yet within easy reach of Shaftesbury's shops, cafés and amenities, this unique home offers the perfect balance of rural tranquillity and town convenience.

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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	EU Directive		



Accommodation

Inside

The main reception room is a true focal point of the home, showcasing exposed beams and a vaulted ceiling that highlight the barn's heritage. This characterful space is ideal for both relaxing and entertaining, with an abundance of natural light enhancing the sense of openness.

The brand new kitchen has been thoughtfully designed with modern shaker-style units, finished with brushed brass handles and complemented by laminate worktops. Bright and welcoming, the space benefits from new electrics and built-in appliances including a fridge freezer, creating a practical yet stylish environment for everyday living.

The bedroom is well-proportioned and benefits from a stylish en suite bathroom, which has been updated

with new tiles and a modern suite, finished to a high standard.

Outside

The outdoor space has been completely transformed by the current owners, with a newly created patio and driveway offering low-maintenance living and lovely far-reaching views. A secure alley provides practical bin storage, while the open aspect ensures the property is not overlooked, enhancing the feeling of privacy and space. This space can accommodate parking for two-three cars.

Important Information

Tenure: Freehold
 Council Tax Band: C
 EPC Rating: D
 Services: Mains electricity, mains drainage.
 Heating: Electric heating.
 Windows: Wooden framed.
 The property is in a conservation area.

Vendors need to find and tie in a purchase.

Location

The property is located in the Enmore Green area of the historic hilltop town of Shaftesbury - famous for the Gold Hill, Hovis advert. The property 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.

What3words - jolt.statue.fact

Postcode - SP7 8LR

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.