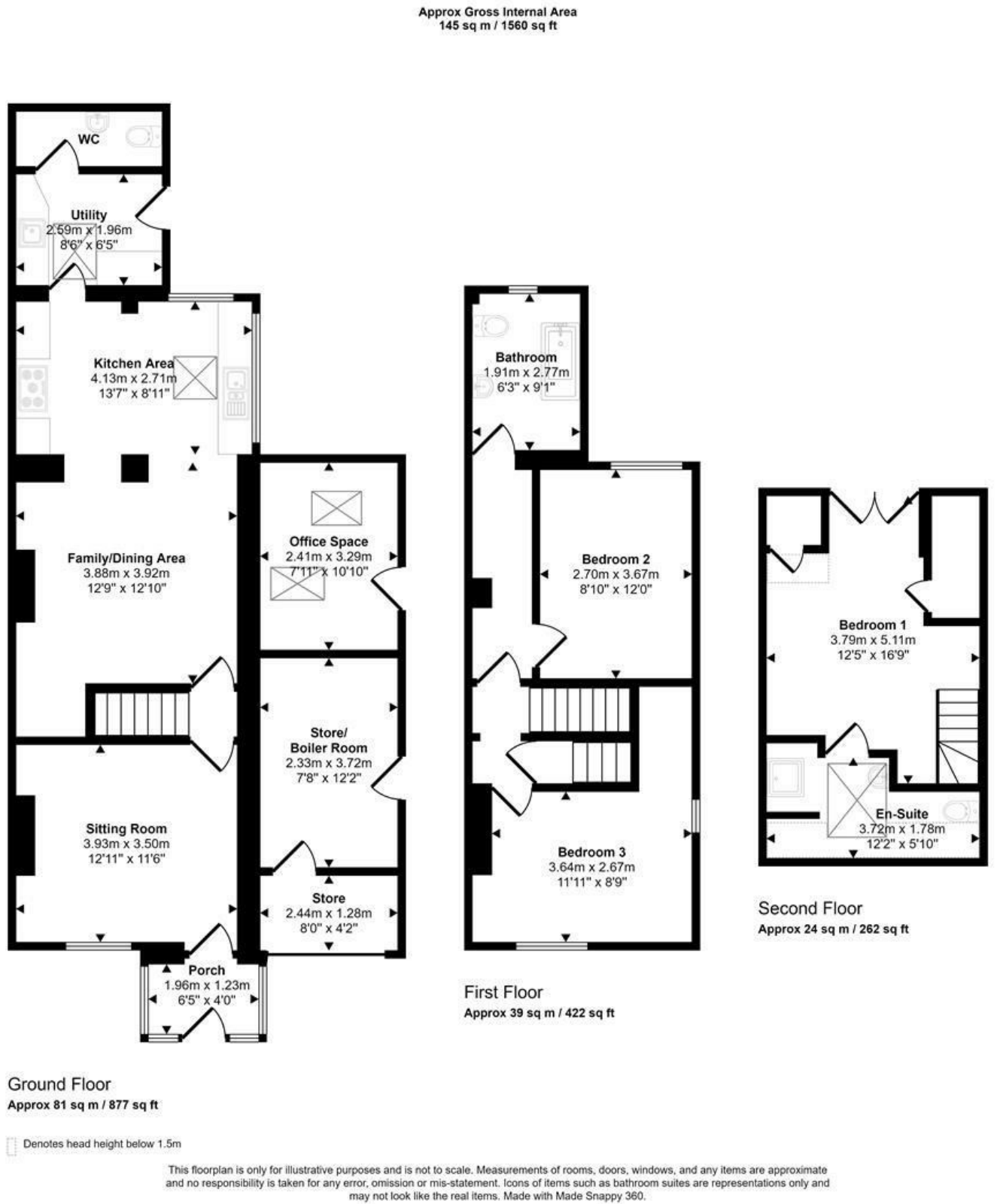




Well Lane

Shaftesbury

Guide Price

£419,950

There is more to this charming Victorian cottage than initially meets the eye - sitting at the end of a no through lane, boasting splendid countryside views, this delightful property is offered for sale with no onward chain, benefitting from three double bedrooms, main with en-suite shower room and set in a large garden that allows many opportunities to combine formal gardening and a step towards productive self-reliant living. The cottage is situated in the sought after Enmore Green area of the hilltop town of Shaftesbury, where the residents consider themselves more villagers than town folk and were historically the water providers for the town - many homes in Well Lane still have their own water wells. There is a grade II listed church nearby and the town centre is about half a mile away where there is a full range amenities.

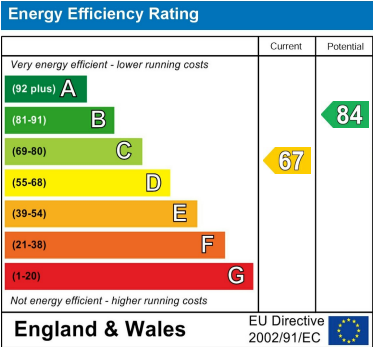
This delightful cottage dates to around 1875, reputedly a farm worker's cottage and over the course of time has evolved into a spacious, contemporary home that will certainly get the seal of approval from many potential buyers. The accommodation is arranged over three floors and provides well proportioned rooms with an easy to use layout with choice as to their usage. There are plenty of options for work from home space with the attached room benefitting from an exterior separate entrance as well as the potential to develop the outbuilding at the bottom of the garden. The property successfully marries old world charm with contemporary needs - retaining many character features, such as sash windows, exposed floorboards and fireplaces and boasting on trend open plan living space - ideal for entertaining family and friends - where memories are created.

It is essential that a viewing is carried out, not just for the internal space but also the outside and the environment. An early viewing is urged to avoid disappointment on missing out on being the next lucky owner.

Steps rise to a useful porch with door into the sitting room, which boast a wood burner, There is a further open plan living space with room for a dining table and a great family space with openings to the kitchen area. There is also a utility and cloakroom. On the first floor there is the bathroom and two double bedrooms, whilst on the second floor there is the main bedroom enjoying fabulous rural views and use of the en-suite shower room. Outside, there is parking for two cars, a range of outbuildings and a large garden.

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WELL LANE, SHAFTESBURY, DORSET

The Property

Accommodation

Inside

Ground Floor

Steps rise from the drive to a useful porch to the front of the property, this opens into a good sized sitting room with sash window overlooking the lane, fireplace with wood burner and solid wood flooring. From the inner stairs rise to the first floor and door opens into a wonderful open plan living space with flagstone floor and fireplace with wood burner plus plenty of room for a dining table and settee - a great entertainment space for family and friends - with openings into the kitchen. The kitchen is fitted with a range of modern floor and eye level cupboards, generous amount of wood work surfaces with one and half bowl sink and drainer with swan neck mixer tap. Space and plumbing for a dishwasher. Space for a fridge/freezer and range style cooker. All the appliances may be available by separate negotiation. Step down from the kitchen into the utility where there is a door to the cloakroom and side sun terrace.

First Floor

There are two double bedrooms and the bathroom. Bedroom two enjoys a view over the rear garden to the countryside beyond and has exposed floorboards. Bedroom three boasts a double aspect with window to the side enjoying a partial rural view and sash window to the front. It, too has exposed floorboards and an open brick fireplace. The bathroom has been fitted with a modern stylish suite consisting of pedestal wash hand basin, low level WC and Victorian style bath with claw feet and mixer tap with telephone style shower attachment plus a tiled floor.

Second Floor

This is given to the main bedroom, which benefits from a Juliette balcony that takes in a splendid view over the rear garden and countryside to Duncliffe Wood in the distance. There is also an en-suite shower room.

Outside

Parking

To the front of the property there is space to park two cars comfortably.

Outbuildings

There are a range of outbuildings, which lend themselves to many usages. The garage has been converted into a bike store at the front with door into a further storage area, which houses the boiler and hot water cylinder and also has a door to the side leading to

the side path. There is a further room attached to the side of the house, which offer work from home space and has been used as a beauty/nail salon as well as alternative treatment room. At the bottom of the garden there is a potting/greenhouse with attached solid outbuilding, which could be used as an office or extra accommodation.

Garden

The large garden lies to the rear of the property and boasts two seating areas - the first is laid to Indian Sandstone with steps leading down to a further enclosed patio, which takes full advantage of the morning sun - a great area for coffee or morning meditation. The main body of the garden is laid to lawn with a path leading down to the bottom where there is a sectioned off space for vegetable growing and a chicken run plus a small orchard with apple, pear, plum and cherry trees. There are raspberry bushes too. The whole garden is fully enclosed with a sunny aspect and good privacy and provides a great outdoor space for families to spend time together and where children and pets may play safely together.

Useful Information

Energy Efficiency Rating D

Council Tax Band C

Some Original Style Sash Windows and Some Double Glazing

Gas Fired Central Heating

Mains Drainage

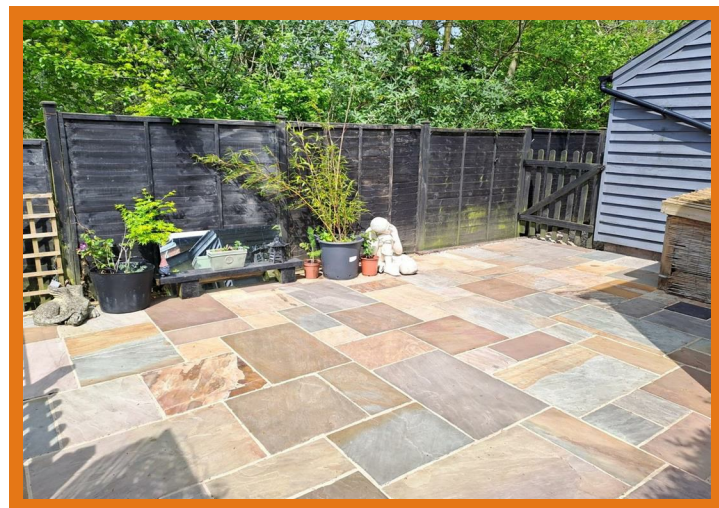
Freehold

Vendor Suited - No Onward Chain

Directions

From Gillingham

Leave Gillingham via Newbury heading towards Shaftesbury. At Shaftesbury proceed up the hill and take a right turn on the bend into Bleke Street. Turn right at the Ship Inn onto Tout Hill. Take the next turning right into Yeatmans Lane. At the end turn right onto Well Lane where the property will be found at the end on the left hand side. Postcode SP7 8LW.



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.