



FOREST MARBLE
PROPERTY SALES & LETTINGS

Wayfarers Cottage Ludwell, SP7 9ND

£270,000



Call and talk to Forest Marble 24/7 to come and view this stunning character village property dating back to the 1800's. Ludwell village is to the East of the desirable Saxon town of Shaftesbury and is steeped in history; if you are looking to sit in front of a wood-burning stove, go on countryside walks, walk to the pub and shop at one of the areas finest butchers then this is the property for you. Beautifully renovated by the current owner with an abundance of features throughout.



Beautifully Renovated

Stunning Views

Outbuilding & Off Road Parking

Features Throughout

Wood Burning Stove

South Facing Garden

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www.forestmarble.co.uk

SITUATION

Ludwell village is to the East of the town of Shaftesbury, sitting within the Cranbourne Chase and West Wiltshire Downs area of outstanding natural beauty. Within the village you will find Ludwell Stores, voted best village shop of the year; Grove Arms public house and one of the best butchers in the area. It is a small community with lots to offer. Within close proximity to the town of Shaftesbury and views across to Win Green, this town house will be the envy of your friends. Shaftesbury is one of the oldest and highest towns in England and sits proudly above the Blackmore Vale. There is a range of supermarkets, public houses, restaurants and take aways. However what you will really want to do is walk up the famous high street and while away your time in the wide range of independent shops and coffee houses. At the top of the high street you will find the well renowned cobbled Gold Hill which featured in the Hovis adverts. There are a good number of independent and public schools nearby, transport links have you well situated to travel South to Poole, north you will be East & West on the A303 in no time and within 30 minutes of the nearby towns of Salisbury and Yeovil. You are also only 40 minutes away from the Spa city of Bath. The nearest mainline railway station is in Tisbury which is on the London Waterloo line.

ACCOMMODATION

Kitchen 13' 9" x 12' 4" (4.19m x 3.76m)

This stunning bespoke kitchen is an absolute delight. With light pouring through the double doors that lead out onto the garden and twin roof windows. Solid wood flooring and wooden beam. The kitchen itself is comprised of a range of wall and floor units with solid wood block work surface over with inset porcelain sink and electric four ring hob with stainless steel cooker hood over and feature splash back. Integral dish washer and fridge freezer. Double doors to the boiler cupboard which has plumbing for a washing machine and plenty of storage. Opening through into the lounge diner.

Lounge Diner 16' 0" x 15' 0" (max) (4.87m x 4.57m)

This room is steeped in character with its flagstone flooring and open fireplace with exposed stonework and a wood burner sat on traditional red tiles. Exposed beams interspersed with ceiling spot lights. Recessed shelving, wooden window seat and stairs to the first floor landing. Plenty of options for how to configure the rooms furniture to suit your needs.



First Floor Landing

As you walk up the wooden stair case you will ooze with enthusiasm for the bespoke wooden banisters with black metal spindles and then look carefully at the skirting boards which have been meticulously hand crafted to perfectly fit the curved walls. Under-stairs cupboard and stairs to the upper floor.

Bedroom 1 10' 1" x 10' 8" (3.07m x 3.25m)

A beautiful bedroom with wooden window seat, exposed wooden beam and feature wall paper to the rear wall.

Bathroom 5' 11" x 10' 8" (1.80m x 3.25m)

Lie in the bath and enjoy views out across the watercress beds. This modern bathroom enjoys a panelled bath with hand held shower piece, wash hand basin with vanity unit under, high level wc with vintage cistern from nearby Gillingham. Large curved shower cubicle with amazon rain shower. Feature tiling to the walls and modern wood effect flooring.

Second Floor Landing

Continuation of the stunning craftsmanship as you climb the stairs and access to both bedrooms.

Bedroom 2 7' 9" x 12' 5" (2.36m x 3.78m)

Exposed timber beams and beautiful views out over the Cranborne Chase from this double bedroom. Plenty of options with how to configure bedroom furniture.

Bedroom 3 8' 6" x 7' 6" (2.59m x 2.28m)

Exposed wooden beams and views out to the front of the property. Currently used as a study and benefiting from recessed spot lights.

Rear Garden

As you come out of the kitchen doors you walk out onto the south facing low maintenance garden which is mainly laid to patio railway sleeper raised beds with a mix of herbaceous plants. Stone wall with capping makes for a great feature. Outside water tap and access to the side and rear. To the rear of the garden is parking on the gravelled driveway for two cars and beyond this is a great semi detached timber under a tiled roof storage shed. You will also note the footpath that continues on from the parking taking you up towards Win Green.

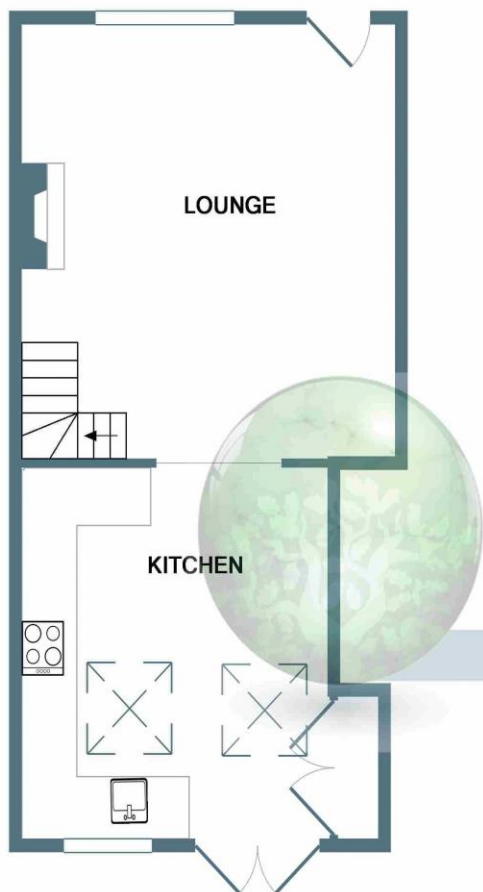
DIRECTIONS

Driving into Shaftesbury along the A350, continue along until you reach the Ivy Cross round-a-bout, take the 2nd left onto the A30 and go straight over the next round-a-bout and then take the first left at the next round-a-bout following the A30 towards Salisbury. As you go down the hill into Ludwell the property will be found on your right hand side, park in front or around the back on one of the properties parking spaces.

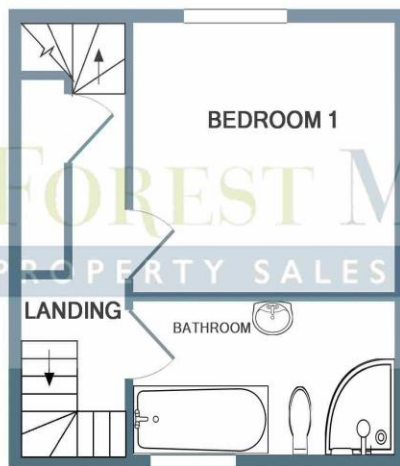
AGENTS NOTE

Please note that one of the pictures is a copy of a photograph we believe to date back to 1890 of the property, there is also a flying freehold to the upstairs of the property. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when our competitors are closed for the day), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Shaftesbury, Gillingham, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Auctions, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





GROUND FLOOR
APPROX. FLOOR
AREA 420 SQ.FT.
(39.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 240 SQ.FT.
(22.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 205 SQ.FT.
(19.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 865 SQ.FT. (80.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		62	85
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		55	82
England, Scotland & Wales		EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS require your co-operation in order that there will be no fixtures and fittings, or services, so cannot be used as such by any prospective purchaser. References to the Tenure of the property should be verified from their Solicitor. You are advised to obtain

when an offer is received. We would ask for the property has not been tested any apparatus, equipment, or services, so cannot be used as such by any prospective purchaser. The buyer is advised to obtain