



Denotes head height below 1.5m

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Birdbush Shaftesbury

Guide Price
£495,000

A wonderful opportunity to purchase a charming detached thatched cottage with plenty of appeal, offering adaptable accommodation and boasting beautiful views over the adjoining countryside. The cottage has two/three double bedrooms, sits in a large plot and lies just outside the pretty village of Ludwell. The village benefits from a dog friendly pub that serves food, well stocked store with post office, butchers and farm shop plus a primary school. Shaftesbury is a little further on and offers a full range of amenities. Equidistance of the property are Gillingham and Tisbury, both of which, have a mainline train station serving London, Waterloo and Exeter, St. David's. We believe that this delightful cottage is in excess of two hundred years old and has been a very much cherished and enjoyed home of our sellers for nearly thirty years. During this time it has been extremely well maintained. The thatch was fully replaced in 2010 with the ridge being re-done in 2020, the property also benefits from double glazing and oil fired central heating. This lovely cottage retains many character features, which include exposed timber beams and uprights, some deep window sills and fireplace with wood burner. It provides comfortable and easy to use accommodation with the option to up date to one's own choice, as and when required. The cottage must be viewed to really appreciate the size of the rooms, layout and the ambience. An early viewing is strongly urged to avoid missing out on the chance to be the next resident.

The accommodation is arranged over two floors and offers complete flexibility as to its usage. The front door opens into the entrance, which has plenty of storage cupboards. There is a long galley style kitchen, fitted with plenty of cupboards and some appliances. There are three reception rooms, the snug has a wood burner and the sitting room has double doors out to the rear garden. The dining room also has double doors to the garden and could be used as a bedroom. There is also a bedroom, shower room and utility plus cloakroom. On the first floor there is a double bedroom. Outside, there is a double carport, parking plus a large garden with outbuildings.



ACCOMMODATION

Ground Floor

Entrance

Three quarter glazed door opens into the entrance. Ceiling light. Part wood panelled walls and part exposed stone walls. Radiator. Power points. A range of fitted cupboards and drawers. Opens to the utility area and step down into the:-

Kitchen

Window with tiled sill overlooking the front garden. Ceiling lights. Radiator. Power and television points. Fitted with a range of kitchen units consisting of floor cupboards with drawers and eye level cupboards and cabinets. Generous amount of work surfaces, tiled walls and sink and drainer with mixer tap. Ceramic hob with extractor hood above. Built in eye level double electric oven with storage cupboards above and below. Ceramic tiled floor. Door to the:-

Snug

Window with deep sill to the side aspect. Exposed ceiling beams and uprights. Wall lights. Radiator. Power and television points. Fireplace with wall mounted double mantelpiece and wood burner. Stairs rising to the first floor with storage cupboard beneath, opening to the inner hall leading to the shower room and bedroom one and further opening to the:-

Sitting Room

Double doors with full height windows to either side opening out to a paved seating area. Exposed feature ceiling beams and uprights. High level shelf. Wall lights. Two radiators. Power, telephone and television points. Opens to the :-

Dining Room

A versatile room that could be used as a bedroom or study. Large bay with high level shelf, windows to the sides and rear plus double doors that open out to the rear garden. Ceiling light. Two radiators. Power points.

Bedroom One

Window to the side aspect with view over open farmland to the Win Green in the distance. Exposed ceiling beam. Ceiling light. Radiator. Power points. Fitted with a range of bedroom furniture including wardrobes, bedside drawers and tall boy.

Shower Room

Window to the front aspect. Wall lights. Extractor fan. Wall mounted electric heater, chrome heated towel rail and radiator. Part wood panelled and part tiled walls. Built in slim bathroom cabinet. Fitted with a suite consisting of low level WC with dual flush facility, bidet with mixer tap, pedestal wash hand basin and corner shower cubicle with electric shower. Ceramic tiled floor.

Utility

Window to the side aspect and part glazed door opening to the rear. Ceiling light. Part wood panelled walls. Power points. Work surface with space and plumbing under for a washing machine and tumble dryer. Space for a fridge/freezer. Built in storage cupboard. Latch door to the:-

Cloakroom

Window to the front aspect. Ceiling light. Wood panelled walls. Fitted with a low level WC and wall mounted wash hand basin.

First Floor

Bedroom Two

Stairs curve up from the snug to the bedroom, which enjoys a triple aspect with windows to the sides and rear, fitted with shutters and all enjoying a degree of rural outlook. Ceiling light. Power points. Built in storage cupboards and wardrobe.

Outside

Parking and Carport

The property is approached from the road onto the farm track, which leads to the five bar gate to the parking. There is space to park two cars on the drive plus space for two more cars in the carport. The carport benefits from light and power plus door that opens to the rear garden. A picket gate opens to the front garden.

Gardens

The front garden has been landscaped for easy maintenance and is laid to paving stone and gravelled areas plus beds planted with a variety of shrubs. There is also a raised pond, shaped timber cabin plus a further timber shed. Both have light and power. To the side of the cottage there is an attached outhouse, which houses the oil fired boiler and has space for storage and logs - it also benefits from lighting. To the other side of the cottage a gate opens to the rear garden. This has been attractively designed with a paved seating area beneath a pergola, which has wisteria growing through it and a fig tree. Gentle steps rise to the main body of the garden, which is laid to lawn. There is a paved seating area with view over the farmland from where a path, enclosed by a box hedge that leads up to steps to the main garden. At the bottom of the garden there is a greenhouse plus further outbuildings - all with light and power. The garden is fully enclosed with one side adjoining fields and boasts excellent privacy and a sunny aspect.

Important Information

Energy Efficiency Rating E
Council Tax Band B
uPVC Double Glazing
Oil Fired Central Heating
Septic Tank Drainage
Freehold

Directions

From Gillingham Town

Head out to Shaftesbury. At Shaftesbury follow signs to the A30 and Salisbury. Continue through Ludwell, which leads into Birdbush. The property will be found a short distance on the right hand side soon after passing the mobility shop. Postcode SP7 9NH

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.