



  
**MORTON NEW**  
COUNTRY PROPERTIES

# Redmans Lane, Melbury Abbas, Shaftesbury

Asking Price £1,500,000

A rare chance to purchase a multi income producing property set in 22.6 acres of mixed usage land and boasting a tranquil and private location on the edge of the desirable pretty village of Melbury Abbas. The property offers exceptional versatility with scope to further develop its potential and enhance the financial aspect currently available. At the moment, income is derived from the two bedroom holiday let and the one bedroom annexe as well as from the camping site, which provides tourists with a central base to explore Dorset and the neighbouring counties of Wiltshire and Somerset and for those seeking a more active holiday there is the mountain bike trail that may be re-instated. There is also the provision for expansion with treehouses and glamping, subject to the necessary permissions. Equine facilities which also creates an income for those wishing to carry this on. However, if one is seeking a more sedate lifestyle or living off the land, there is plenty of capacity for self sufficiency and a taste of the good life. An ideal location for those seeking an outdoor life where there is plenty of space for children and pets to run free, safe in their own grounds.





## REDMANS LANE, MELBURY ABBAS, SHAFTESBURY

### The Property

#### Main Residence

The main residence consists of useful entrance porch, kitchen, which is fitted with plenty of storage cupboards and work surfaces, utility and spacious sitting/dining room with vaulted ceiling and exposed timbers, double fronted fireplace with burner and doors leading out to the garden plus stairs rising to a mezzanine study area. In addition, there is the family shower room and three double bedrooms, main with en-suite shower room.

#### Holiday Let

The holiday let is attached to the main building with the accommodation arranged over one level. There is an open plan living space with kitchenette, shower room and two double bedrooms.





### Annexe

The annexe is situated above the carport and store with its own external access via a spiral staircase that leads to the balcony. The accommodation consists of open plan living with kitchen area and double bedroom with en-suite shower room and doors leading out to a further balcony with views over the countryside.

### The Land

#### Outbuildings

Four stables, tack room and store.  
Large Barn with attached smaller open barn  
Field Shelter

#### Land

Totalling 22.6 acres  
Mixed Wood land 8.2 acres  
Mature Christmas Tree 2.5 acres  
Seven Fenced Paddocks 10 acres - with water supply  
Pond boasting an elevated position with views over the countryside to Melbury Abbas  
Lunging Pen

### The Location

#### Melbury Abbas

The property is situated on the fringe of the delightful village of Melbury Abbas, which lies in an Area of Outstanding Natural Beauty just three miles from the historic hilltop town of Shaftesbury. The village itself, boasts a café, winery and public house. There is

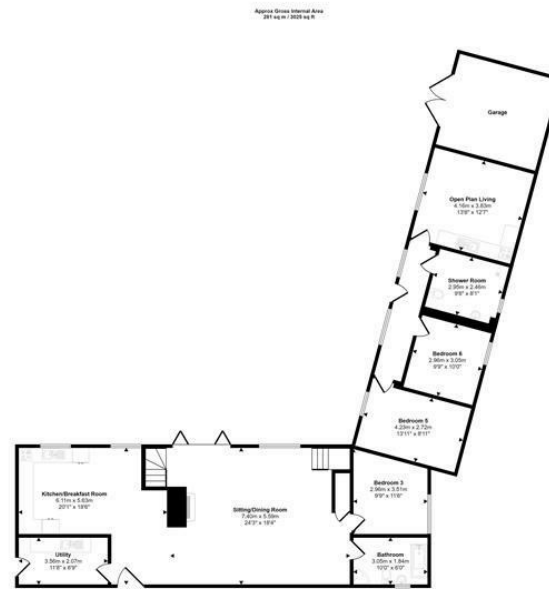
also a church, village hall and sports ground. A full range of amenities will be found at Shaftesbury, where there is a wide range of entertainment venues, independent shops and chain stores, doctor and dentist surgeries as well as schooling for all ages. The property also enjoys easy access to private schools including Sandroyd, Port Regis and Clayesmore.

### Directions

#### From Shaftesbury

Leave Shaftesbury via the A30 heading onto the Salisbury Road. Take the first right onto the B8031 heading towards Cann Common. Stay on this road for about a half a mile and turn right onto Mill Hollow Lane. The entrance will be found about 400m on the right hand side - Postcode SP7 ODB





Ground Floor  
Approx 147 sq m / 1583 sq ft



First Floor  
Approx 114 sq m / 1232 sq ft

Dimensions listed in meters (m)

This Report is only for guidance purposes and is not to scale. Measurements of rooms, areas, volumes, and any facts are approximate and the responsibility is taken for any errors. Details of the equipment and fittings are shown on the drawings unless an alternative is specified. The drawings may not match the real facts. Made with Meta Energy 2021.

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