



**Connells**

Stables Yeatmans Lane  
Shaftesbury





### Property Description

Connells are pleased to offer to the market this extended barn conversion in a popular area of Shaftesbury. Built to the owners specification in 2018 with character features including exposed brick work and beams and a woodburner in the lounge area. With spacious bedroom with elevated ceiling, driveway laid to Cotswold Stone for at least 2 cars, garden with a summer house overlooking countryside. With scope to be made into a two bedroom property this is a property not to be missed.

### Open Plan Living Space

23' 3" max x 11' 8" max ( 7.09m max x 3.56m max )

### Lounge Area

Stable door to the front, double glazed windows to the rear, double glazed door to the garden, elevated ceiling height, solid antique pine flooring, exposed brick wall and beams, sky light, wood burner, shelving and a radiator.

### Kitchen

Bespoke fitted kitchen with wall and base units, wooden worktops, tiling, butler sink, dishwasher, electric oven, electric hob and a cooker hood.

### Bedroom

16' 4" max x 10' 7" max ( 4.98m max x 3.23m max )  
Double glazed window to the side, skylight, solid antique pine flooring, elevated ceiling and a radiator.

### Bathroom

Double glazed window to the rear, shower, WC, wash hand basin, shaver point with a light, wall and floor tiling, heated towel rail, integrated washing machine and an extractor fan.



### **Parking**

Recently laid cotswold stone driveway for at least two cars.

### **Rear Garden**

Patio which is laid to Victorian terracotta tiles, summer house with lovely countryside views.

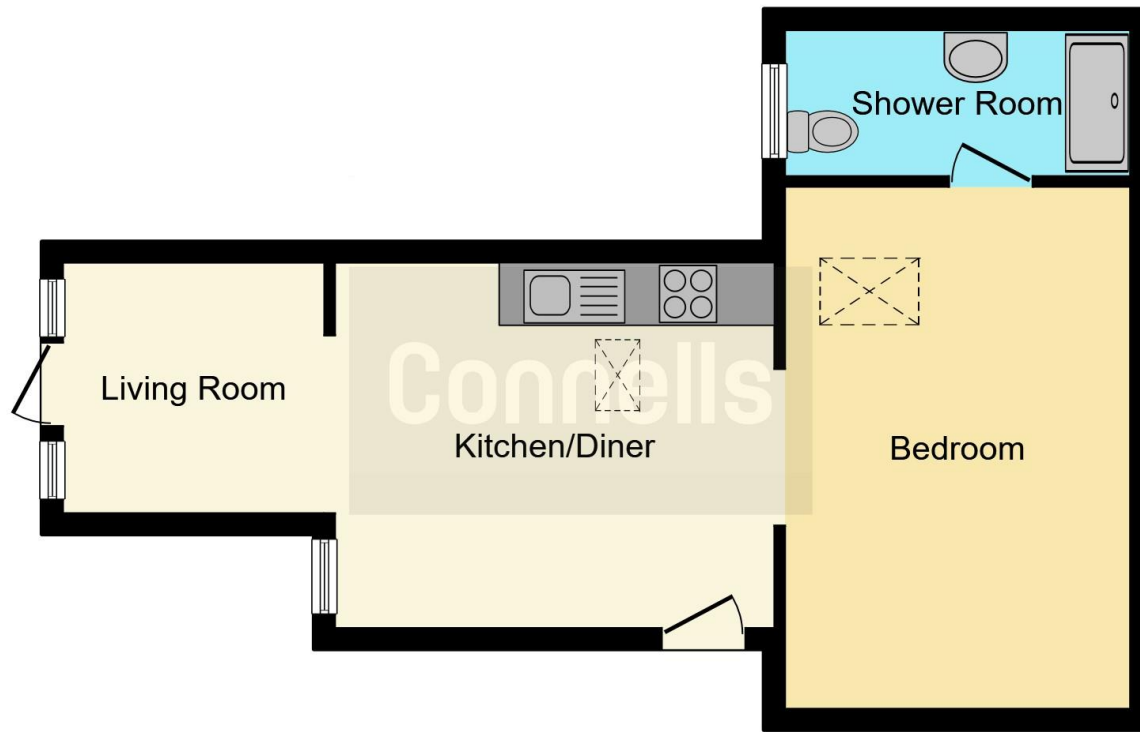
### **Summer House**

9' 2" x 5' 7" ( 2.79m x 1.70m )

Window with views over countryside, fully insulated with double door access.







### Ground Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/SFT305516](http://connells.co.uk/Property/SFT305516)**



Tenure: Freehold



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