

Symonds
& Sampson

Willow Cottage

Lurmer Street, Fontmell Magna, Dorset

Willow Cottage

Lurmer Street
Fontmell Magna
Shaftesbury
Dorset SP7 0NT

A charming 4 bedroom house located in the conservation area with stunning contemporary accommodation and gardens and grounds of over an acre.



- Detached house in the conservation area
- Beautifully presented contemporary accommodation
 - 33' Kitchen / dining room
- Dual aspect sitting room with wood burning stove
 - Master bedroom with ensuite and roof terrace
 - Three further bedrooms and family bathroom
 - Gardens and grounds of just over 1.2 acres
 - Large double garage, ample off-road parking
- Sought after North Dorset village with lovely countryside
 - Church, pub, shop and post office, primary school

Guide Price £1,000,000

Freehold

Sturminster Sales
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THE DWELLING

A beautifully presented detached house built in 1989 in the Conservation Area close to the middle of the village with contemporary interior including a superb 33' family kitchen / dining room, roof terrace and views over fields and countryside beyond.

ACCOMMODATION

See floor plan but in brief kitchen / dining room, sitting room, snug, study, WC and utility room on the ground floor.

Four bedrooms, two bath/shower rooms (1 ensuite) on the first floor.

OUTSIDE

The property is approached via a private drive and wooden 5-bar gate to a gravel area with parking and turning a number of cars.

Further wooden gates lead to the rear of the house and double garage with electric roller door. There is a large stone terrace accessed from the kitchen and sitting room with steps up to the garden. The garden is laid to lawn and borders open fields to the south and east. A wooden 5-bar gate at the top of the garden opens into the orchard and from there further land is accessed via a wooden bridge over Fontmell Brook which meanders quietly by. In all about 1.21 acres.

SITUATION

Fontmell Magna is a charming North Dorset village some four miles south of Shaftesbury. The village has an excellent community, village hall, primary school, church, pub and village shop and there are some amazing views over the dramatic surrounding countryside. Blandford Forum and Shaftesbury cater for everyday needs and the large towns of Poole, Bournemouth and the cathedral city of Salisbury are within 45 minutes' drive. There is some fantastic walking and riding countryside via footpaths to Fontmell Down in the immediate area and excellent schools in both state and private sectors. There are good road links to Gillingham for rail services to London Waterloo and the A303 is also accessed just north of Gillingham.





DIRECTIONS

What 3 words ///acrobats.calculate.shoulders

SERVICES

Mains water and electricity are connected to the property.
LPG fired central heating system and private drainage.

MATERIAL INFORMATION

Broadband - Standard and superfast broadband is available.
Mobile phone coverage is best provided by Three Network
(Information from Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: G

Flooding - The owners report there have been no issues for this property with flooding during their ownership.



Lurmer Street, Fontmell Magna, Shaftesbury

Approximate Area = 2316 sq ft / 215.1 sq m
 Garage = 314 sq ft / 29.1 sq m
 Outbuilding = 320 sq ft / 29.7 sq m
 Total = 2950 sq ft / 273.9 sq m
 For identification only - Not to scale

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A	
B	
C	58
D	61
E	
F	
G	

For energy efficient - higher running costs

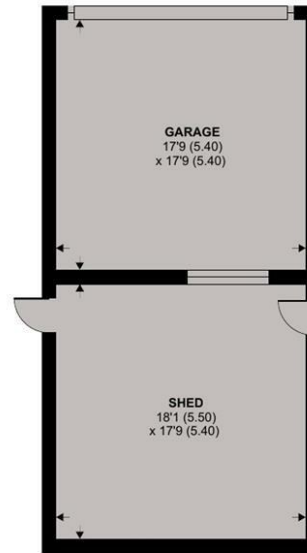
England & Wales



GROUND FLOOR



FIRST FLOOR



GARAGE / OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Symonds & Sampson. REF: 1158810



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