



Bell Street, Shaftesbury

Guide Price £495,000

Bell Street, Shaftesbury, Dorset, SP7 8AE

·Wonderfully Charming Town House Within The Centre Of Shaftesbury ·Wealth Of Flexible Accommodation Over Three Floors ·Level Walk Into Shaftesbury Town Centre ·South Facing Courtyard Garden ·Delightful Roof Top Views ·EPC: D

LOCATION

The North Dorset Saxon hilltop market town of Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred. Shaftesbury is a delightful community orientated town with an attractive and bustling High Street that provides most everyday requirements including a farmers' market, cafés, charity shops, various retail shops, veterinary practice and a cottage hospital. The local road network offers strong connections to the other main towns in the region including Gillingham, Salisbury, Sherborne, Warminster and Yeovil as well as to the South Coast. In addition the A303 links with the M3 that makes London accessible for the motorist.

There are railway stations at Gillingham (4.5 miles) and Tisbury (8 miles) with mainline services to London (Waterloo) and the West Country. Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Clayesmore, Sandroyd and Bryanston amongst many others. Shaftesbury also offers several ways to explore the stunning countryside and traditionally English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their miles of peaceful public footpaths and bridleways.

DESCRIPTION

This attractive, charming and characterful Georgian town house is positioned within the heart of Shaftesbury Town Centre and provides a wealth of flexible accommodation over three floors whilst further benefiting from a cellar that has been utilised for storage purposes.



Highlights of the ground floor include a kitchen and separate dining room whilst the main sitting room is located to the rear of the property to overlook the courtyard. A further reception room forms an ideal home office or family room.

The heritage and character of the home continues throughout and located on the first floor are three bedrooms along with an updated shower room.

Completing the accommodation is a generous loft room with pleasant views over the town's rooftops and beyond.





OUTSIDE

A South facing courtyard garden offering plentiful space for an alfresco dining set and further potted plants as desired.

TENURE

Freehold.

COUNCIL TAX

Dorset Council Tax Band D.

SERVICES

All mains services are connected.

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

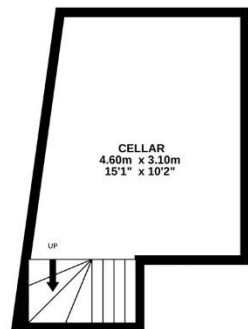
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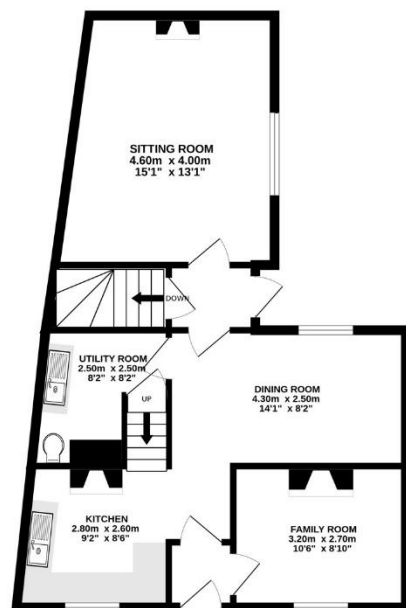




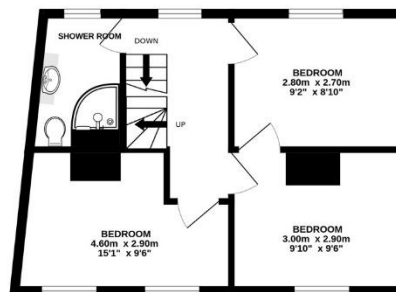
BASEMENT
19.5 sq.m. (210 sq.ft.) approx.



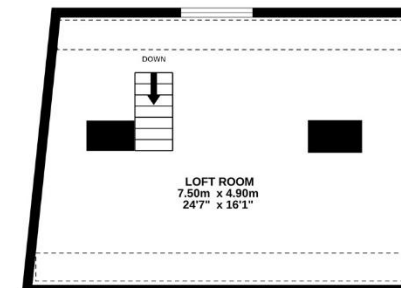
GROUND FLOOR
55.1 sq.m. (593 sq.ft.) approx.



1ST FLOOR
34.0 sq.m. (365 sq.ft.) approx.



2ND FLOOR
34.2 sq.m. (368 sq.ft.) approx.



TOTAL FLOOR AREA : 142.8 sq.m. (1537 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

26 July 2023