



Melbury Abbas, Shaftesbury

Asking Price: £675,000



## Melbury Abbas, Shaftesbury, Dorset, SP7 0DU

- Grade II Listed Cottage ·Adorning Views Across The Dorset Countryside
- Stunning, Well-Manicured Gardens ·Numerous Outbuildings
- Characterful Cottage With Plentiful Original Features ·EPC: Exempt

### LOCATION

The picturesque North Dorset village of Melbury Abbas is situated at the foot of Spreddeagle Hill between Blandford and Shaftesbury. Mentioned in the 'Domesday Book' as 'Meleberie', the shape of the village has changed little over the centuries with its heart in agriculture. St. Thomas's Church with its tower is roughly in the centre of the community. The area is within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and with its undulating countryside offers several beautiful walks.

The nearby market town of Shaftesbury plays host to a wide variety of amenities, schools and leisure facilities whilst mainline train stations are located within the surrounding village of Tisbury (10 miles) or town of Gillingham (12 miles).

### DESCRIPTION

Downside is a charming Grade II listed cottage that proudly stands within roughly 0.3 acres of stunning gardens set against the beautiful Dorset countryside.

With an endearing combination of practical and cosy accommodation, the house offers a triple aspect sitting room complete with a feature fireplace and French Doors leading to the garden before a separate doorway leads to the sun room.



Further connected is the dining room that also gives access to the kitchen and generous larder cupboard as well as an elevated conservatory to take in the pleasant surrounds.

Numerous storage cupboards, a cloakroom and two separate staircases complete the ground floor whilst upstairs boasts three sizeable bedrooms.

The principal room has been enhanced by the recent addition of an ensuite shower room where as the family bathroom is a traditional suite with a shower over bath facility.

Available for new ownership for the first time this century, Downside is an exciting opportunity for those looking for a well-positioned home in the country.







## OUTSIDE

Conveniently located throughout the grounds are several brick-built storage and potting sheds, a summer house and a generously sized garage complete with power and light. Parking is provided both to the front of the garage and also by a driveway leading to a shingled hard standing.

The gardens themselves are a haven of established flower beds, mature trees and a well-kept lawn ideal for family living, those with a keen interest in horticulture or those that wish to provide outdoor entertaining space.

## COUNCIL TAX

Dorset Council Tax Band E.

## SERVICES

The property is warmed via electric heating with an LPG gas supplies the Rangemaster and gas fire that has been styled to a log burner effect.

Drainage is provided via a private septic tank.

## TENURE

Freehold.

## VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

01747 213106

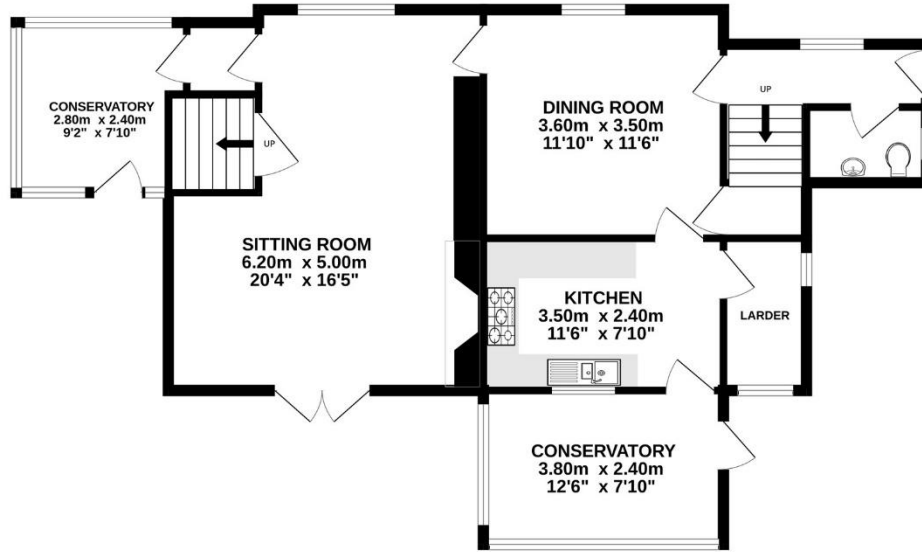
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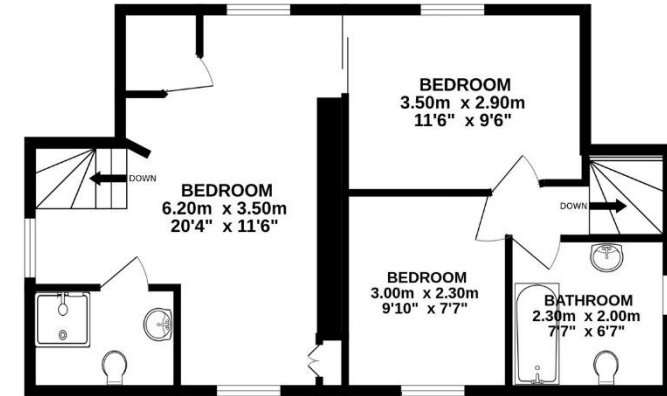




**GROUND FLOOR**  
77.5 sq.m. (834 sq.ft.) approx.



**1ST FLOOR**  
53.5 sq.m. (576 sq.ft.) approx.



**TOTAL FLOOR AREA : 131.0 sq.m. (1410 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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