



White Pit Lane, East Melbury

Asking Price: £595,000

White Pit Lane, East Melbury, Shaftesbury, Dorset, SP7 0DT

- Delightful Rural Cottage
- Extended To Allow For Further Kitchen & Living Space
- Stunning Views Across The Dorset Countryside
- Well-Tendered & Enticing Gardens
- Workshop & Store With Studio Potential
- EPC: F

LOCATION

East Melbury is a picturesque hamlet located south of Shaftesbury, close to the National Trust area at Win Green. The area is also situated within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty that offers its undulating countryside and 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).

THE PROPERTY

Set against a fabulous backdrop of the Dorset countryside is this charming three-bedroom semi-detached cottage that has been extended over the years to create a brilliantly versatile home whilst retaining many of its original characterful features.

The accommodation is entered via a useful porch with plentiful room for boots and coats before leading through to the main residency. A surprising and welcoming sense of natural light fills the home, none more so than in the double



aspect sitting room that is also complimented by a wood burning stove and attractive deep-set windowsills.

The kitchen is located within the extension to the property and has been cleverly designed to allow for free flowing entertaining or family lifestyle as the space leads seamlessly into the dining area and additional garden room beyond.

Located within the kitchen itself are a number of built in appliances and a double Belfast sink with the utilities for the home being positioned in a separate utility room. The cottage also benefits from a cellar which is accessed from the main stairway.

Upstairs boasts three well-proportioned bedrooms including the principal room that again features a double aspect whilst the family bathroom completes the accommodation.





OUTSIDE

Totalling 0.3 acres and predominantly positioned to the side for the property to therefore benefit from a Westerly facing aspect, the cottage sits within beautifully tendered gardens that enjoy the most fantastic views across the surrounding countryside.

Numerous seating areas are positioned throughout the garden to enjoy the various views and planting schemes including the orchard and wildlife pond. The garden also includes a potting shed, greenhouse and a workshop/store. There is parking for 3 cars on the gravelled driveway behind gates.

TENURE

Freehold.

COUNCIL TAX

Dorset Council Tax Band D.

SERVICES

The property is warmed via an oil fired central heating system. Private drainage is connected.

VIEWINGS

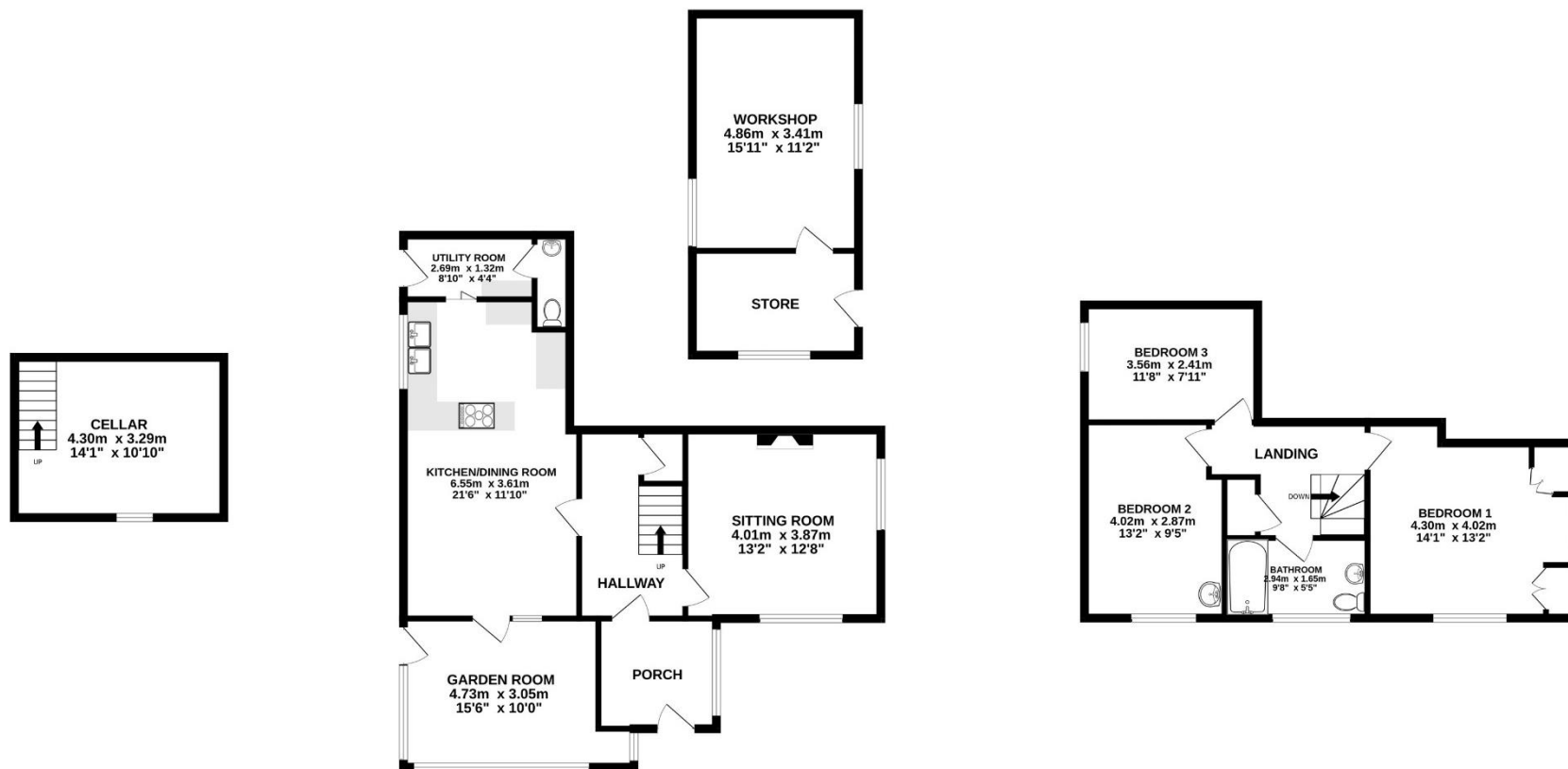
Strictly by appointment only via Boatwrights Estate Agents.

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TOTAL FLOOR AREA : 155.5 sq.m. (1674 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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