



Barkers Hill, Shaftesbury

Guide Price: £775,000



## Barkers Hill, Shaftesbury, Dorset, SP7 9BH

- Charming Three Bedroom Detached Cottage
- Extended Living & Bedroom Quarters
- Beautifully Presented Throughout With An Abundance Of Characterful Features
- Captivating, Uninterrupted Views Across Open Countryside & Towards Old Wardour Castle
- Delightful Wraparound Gardens
- EPC: D

### LOCATION

Barkers Hill is an sought after location situated between Semley and Donhead St Andrew within the boundary of Cranborne Chase national Landscape. The picturesque and idyllic Wiltshire village of Donhead St Andrew is found just north-east of Shaftesbury. Donheads (St Mary and St Andrew) have an excellent community spirit and also benefit from many clubs and societies. The area boasts three churches (in a benefice of six) and a superb Public House, The Foresters. The nearby village of Ludwell has an award-winning Butcher, village stores and a Post office, whilst Semley has its own Village Stores with Compton Macrae and its facilities nearby. Further options are available in hilltop town of Shaftesbury and the well-equipped village of Tisbury (with dental and GP practises). Donhead St Andrew lies between 3 counties and offers arguably some of the best uninterrupted views of unspoiled countryside views in Wiltshire.

Tisbury 4.5m, Salisbury 18.5m, Shaftesbury 5m. Trains to London Waterloo: Tisbury (110 mins), Salisbury (85 mins).

### THE PROPERTY

With an abundance of characterful features throughout, the ground floor accommodation has been cleverly thought out to create practical yet sociable spaces to be enjoyed by all. Of most recent extension is the main drawing room that takes benefit from triple aspect windows to both maximise natural light and the views across the surrounding countryside, whilst maintaining a cosy atmosphere centred around the exposed fireplace. A kitchen breakfast room features plentiful work surface and storage solutions, including a separate walk-in pantry cupboard, whilst bi-folding doors lead to the patio making for an idyllic eating area. Providing flexibility to the accommodation is the second reception room, currently utilised as an office.

The principal bedroom is a fantastic suite that occupies the extension to the first floor along with an en-suite shower room and built in storage with the two remaining bedrooms found within the original footprint of the cottage. Exposed beam and stone work is prevalent throughout the cottage, including within the family bathroom which concludes the home.

### OUTSIDE

Externally, the home continues to impress with an attractive, wrap around garden consisting of established lawn, mature shrubbery and vibrant, colourful planting all enclosed by an established hedgerow for privacy. The garden further consists of two cedar greenhouses, a pleasant patio and access into a single garage with a further store room, with utilities, positioned to the rear of the garage.







### AGENT'S NOTE

Please be advised that the current owners have secured a rethatch scheduled for the property in 2026. Full details can be available upon request.

### TENURE

Freehold.

### COUNCIL TAX

Wiltshire Council Tax Band E.

### SERVICES

Mains water, drainage and electricity are connected.  
The property is heated via an oil-fired central heating system.

### WHAT3WORDS

///lowest.juggles.euphoric

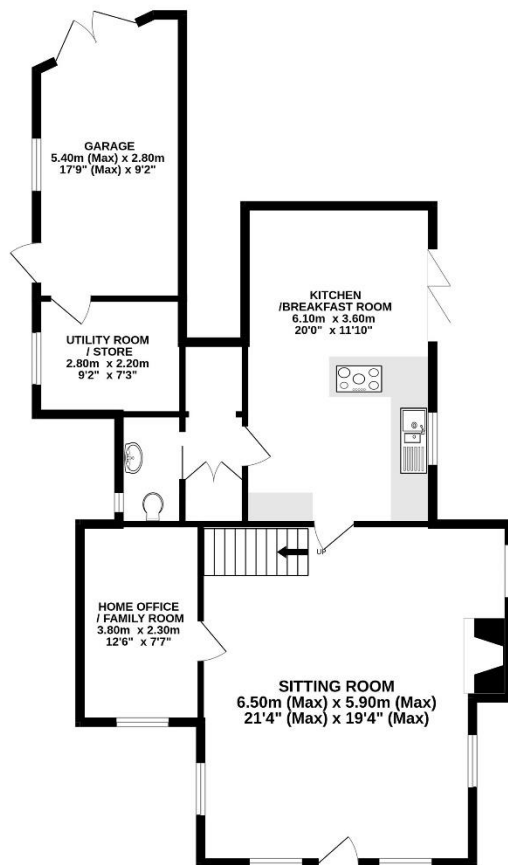
### VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.  
01747 213106  
sales@boatwrights.co.uk  
www.boatwrights.co.uk

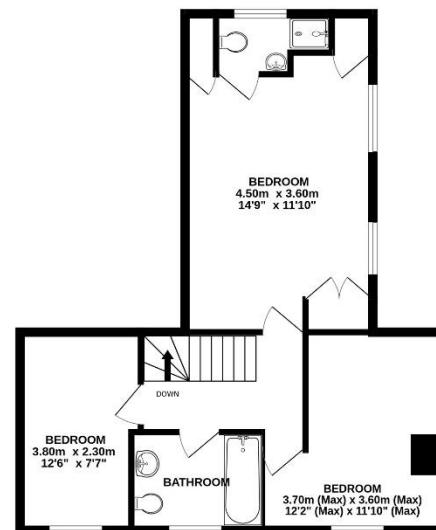




**GROUND FLOOR**  
92.8 sq.m. (999 sq.ft.) approx.



**1ST FLOOR**  
52.7 sq.m. (567 sq.ft.) approx.



**TOTAL FLOOR AREA : 145.5 sq.m. (1566 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.

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