



Love Lane, Shaftesbury

Offers Over: £299,950

Love Lane, Shaftesbury, Dorset, SP7 8BG

- No Forward Chain •Attractive, Characterful Cottage
- Level Walk To Town Centre
- Modern Kitchen & Bathroom Suites
- Courtyard Garden With Views •EPC: E

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 farmer's market, cafés, charity shops, various retail shops and a cottage hospital. Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Clayesmore, Sandroyd, Bryanston, and St Mary's amongst many others.

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.

THE PROPERTY

The sweetly named Bumble Bee Cottage is known locally for the pretty, seasonally blooming wisteria that adorns the exterior of the cottage. Positioned just a stone's throw from the town's Park Walk, the cottage is conveniently central to Shaftesbury yet maintains a sense of peace and tranquillity.



The cottage itself boasts accommodation over three floors with the ground floor comprising a modern, well-equipped kitchen, complete with French doors leading to the garden, whilst the sitting room is a charming blend of comfort intertwined with characterful features focused around a log burner.

The principal bedroom is located on the first floor and enjoys double aspect windows, as well as a bank of built in wardrobes with the second bedroom being located on the second floor. A modern, tiled shower room completes the accommodation.





OUTSIDE

Externally the cottage boasts a pretty courtyard garden ideal for an outdoor dining set and potted plants whilst enjoying views across the distant Blackmore Vale. A useful storage shed also features.

Subject to approval, off-road parking could be created for the home.

TENURE

Freehold.

SERVICES

All mains services are connected.

COUNCIL TAX

Dorset Council Tax Band C.

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

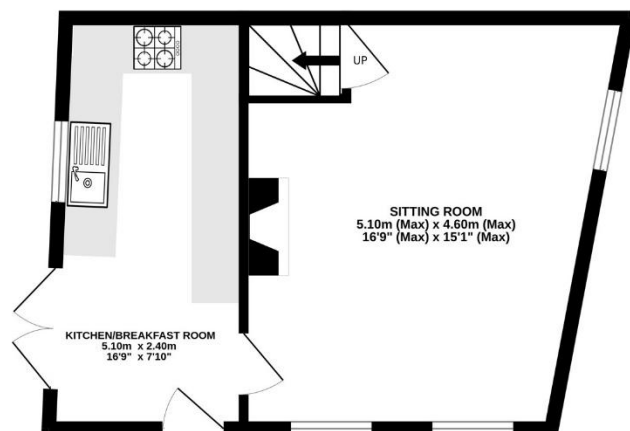
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sales@boatwrights.co.uk

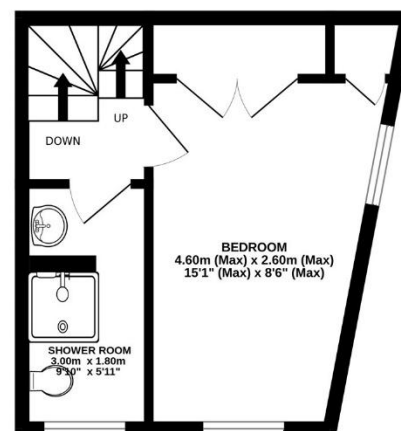
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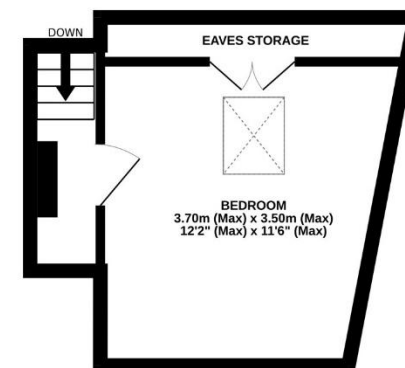
GROUND FLOOR
33.1 sq.m. (356 sq.ft.) approx.



1ST FLOOR
21.7 sq.m. (234 sq.ft.) approx.



2ND FLOOR
17.3 sq.m. (186 sq.ft.) approx.



TOTAL FLOOR AREA : 72.1 sq.m. (776 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.

27 March 2025