

H·A·M·B·L·E·D·O·N



Zig Zag Cottage

East Melbury, Shaftesbury, Dorset

Guide Price £725,000

East Melbury

Shaftesbury

Dorset

SP7 0DW

Adaptable Accommodation | Four Bedroom Detached Cottage | Half Acre Rear Garden With Additional Half Acre Paddock | Double Garage

ZIG ZAG COTTAGE is a truly exceptional four bedroom detached cottage built of local stone under a tiled roof. Dating back to the late 1600's this cottage has been sympathetically maintained and extended to create a wonderfully comfortable home which enjoys a wealth of character features including exposed beams, and an impressive inglenook fireplace.

The accommodation includes four good sized bedrooms, family bathroom, 19ft sitting room, kitchen breakfast room, garden room, study and ground floor shower room.

The property is sat in approx 1/2 an acre of well kept gardens which also take in stunning countryside views across neighbouring farmland towards Melbury Hill beyond. As well as ample gated off road parking and a double garage the cottage benefits from direct access into a further 1/2 paddock which could have a range of possible uses.

This cottage must be viewed to be appreciated.



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KEY FEATURES:

KITCHEN BRAKFAST ROOM (14' x 10')

A good sized room which has been fully fitted with good quality painted wooden wall and floor cabinets with roll edge work surfaces over, inset stainless steel sink and drainer unit with chrome swan neck mixer tap, inset five ring 'Kenwood' gas hob with extractor fan over, mid height 'Bosch' electric oven, built in dish washer, deep pan drawers, pull out pantry cupboard, tiled flooring, ceiling spot lights, triple aspect UPVC double glazed windows provide beautiful outlook over the rear garden and countryside beyond, solid wood breakfast bar, ample space for table and chairs, radiator.

SITTING ROOM (19'9 x 13'6) A stunning character room being of generous proportions with exposed ceiling beams, dual aspect UPVC double glazed windows enjoying pleasant views over the rear garden and neighbouring farm land, window seat, wood effect flooring, wall lights, beautiful inglenook fireplace with Bressumer beam, slate tiled hearth, original bread oven and inset multi-fuel wood burner, TV point, stairs to first floor with under stairs storage cupboard, wooden latch door.

HOME OFFICE (18'1 x 11' L - Shaped) A very large room that currently serves as a home office but could comfortably be a ground floor bedroom. Double aspect UPVC double glazed windows, timber effect flooring, cupboard housing electric meters, alarm control box.

OUTSIDE: The gardens are a real feature of the property extending to approx 1/2 acre of well kept lawns interspersed with established areas of flowing raised beds, mature specimen shrubs and productive fruit trees including mulberry and plum. Various seating areas including a large patio can be found at various points through out the garden to fully take advantage of the stunning views across neighbouring farmland and countryside beyond. The garden enjoys a sunny and private south facing aspect fully enclosed by timber panel fencing with several useful storage sheds and a greenhouse providing good garden storage. A second gated road access provides further parking or useful close road access for the paddock.

PADDOCK: The cottage benefits from direct gated access into the paddock that stretches to approx 1/2 an acre, fully enclosed with stock proof fencing and would be ideal for sheep or goats.

DOUBLE GARAGE (19'11 x 17'9) Is of wooden construction with double doors opening onto the driveway, door into garden, light and power, windows provide natural light, useful external charging pod for electric vehicles.

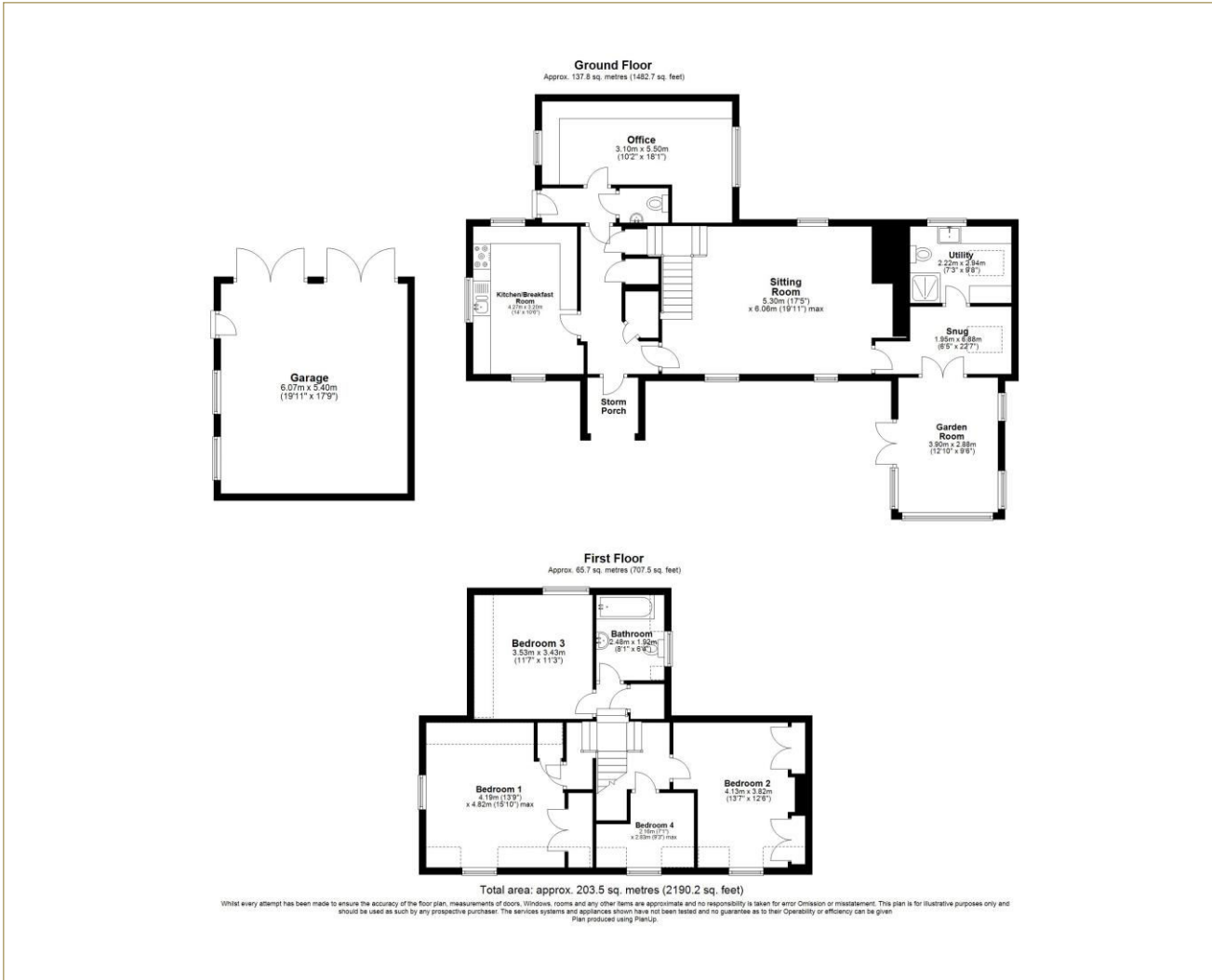
SERVICES: Oil, mains water, septic tank, wifi, telephone.

Council Tax: F

EPC Rating: F

Tenure: Freehold





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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