

H·A·M·B·L·E·D·O·N



1 Tanyard Lane
Shaftesbury, Dorset
Guide Price £525,000

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Shaftesbury
Dorset
SP7 8HW

Semi Detached Victorian Cottage | Three Bedrooms | Garage & Parking | Sunny South Facing Garden | Garden Studio | Character Features

1 TANYARD LANE is a charming three bedroom semi detached Victorian cottage built of brick elevations under a tiled roof. The property has been improved and maintained to a high standard by the current owners and is presented in good order throughout. The accommodation comprises of a large kitchen diner, sitting room, conservatory, three good sized bedrooms, family bathroom and further benefits from a 17ft studio, workshop/utility room and a garage with off road parking.

The cottage enjoys a sunny southerly aspect being situated in an incredibly quiet and private location just off the popular St James Street in Shaftesbury which is walking distance to both the High Street and nearby open countryside.

This cottage must be viewed to fully appreciate all it has to offer.



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Key Features:

KITCHEN BREAKFAST ROOM (17' x 14') A beautiful room of impressive proportions and high ceilings having been fitted with a range of painted wooden floor cabinets with matching drawers, trim and solid oak work surfaces over. Inset china clay sink with mixer tap, integral dish washer, space and plumbing for washing machine, tiled flooring, wall mounted Worcester combi gas boiler, UPVC double glazed window to front aspect, integral electric oven with four ring electric hob, UPVC part glazed door leads out to rear. The dining area has ample space for a table with stripped wooden flooring, UPVC double glazed window to front aspect, wall mounted electric consumer unit, feature open fireplace with wood burner and red brick hearth. Original wooden door leads into:

SITTING ROOM (17' x 14') A large room with good ceiling heights, dual aspect UPVC double glazed windows to front and rear, feature fireplace with red brick hearth housing multi fuel wood burner, under stair cupboard, radiator, TV point, ample power points, stairs to first floor.

OUTSIDE: The gardens are arranged in a traditional fashion to the front and rear of the cottage. The front is laid mainly to lawn with established herbaceous borders and productive flowerbeds enjoying a sunny and private southerly aspect with outside tap a gate leading out to the parking

apron, access to detached studio and side access leading to the rear. The rear is laid to hard standing and houses a large timber framed outbuilding.

DETACHED STUDIO (17'5 x 10'8) Fully lined and insulated this incredibly useful addition was built by the present owners to provide extra accommodation with a range of uses including a home office, studio work room or an occasional bedroom. Wooden windows overlook the garden, light and power points, feature wood burner with tiled hearth, wooden door provides access into garage.

GARAGE (15' 9 x 8'6) Single garage with metal up and over door, light and power, window to side aspect.

SERVICES: Gas, Electric, Telephone, Water, Mains Drainage, TV, WIFI.

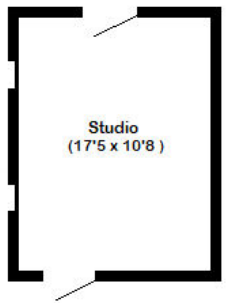
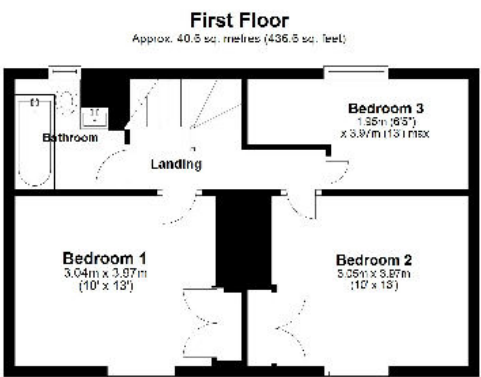
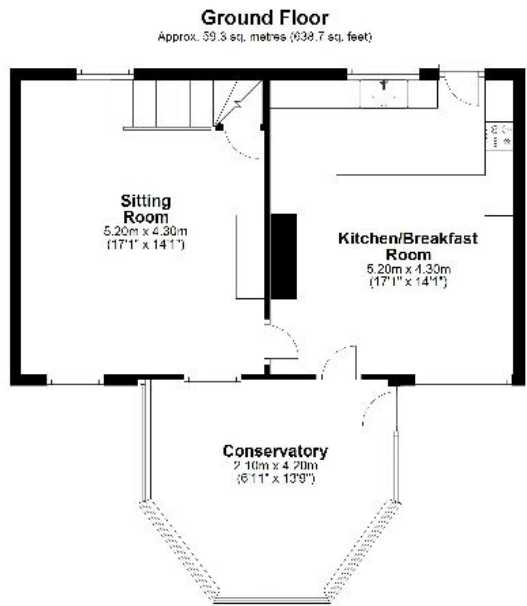
COUNCIL TAX: E

EPC: D

TENURE: FREEHOLD

Approx 1245sqft





IMF CREDIT: 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 are 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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