

H·A·M·B·L·E·D·O·N



47 The Street

Motcombe, Shaftesbury, Dorset

£585,000

The Street

Motcombe
Dorset
SP7 9PF

Three Double Bedroom Character Cottage | Triple Garage & Ample Parking |
Countryside Views | Walking Distance To Local Shop

47 THE STREET is a three bedroom semi detached cottage built in 1857 of local stone elevations with brick quoins under a slate tiled roof. The cottage has been owned and enjoyed by the same family for 30 years having been lovingly maintained and extended to create a spacious and adaptable family home.

Situated in the centre of the ever popular North Dorset village of Motcombe being a very short walk from all village amenities including a community run shop and post office, local pub, village hall and popular primary school.

Presented in good order throughout the cottage would benefit from cosmetic refurbishment and offers potential to further extend if desired (subject to necessary planning consent).



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Key Features:

DINING ROOM (19'2 x 13'4) A bright and airy room of impressive proportions with dual aspect UPVC double glazed windows to front, side and rear aspects, radiators, wooden double doors open into a conservatory, archway leads into:

SITTING ROOM (16'3 x 11'3) Is of ample proportions with feature carved wooden fireplace housing a working wood burner, UPVC double glazed window to front aspect, TV point, radiator, door opens into:

KITCHEN (16'5 x 10) Well equipped and fitted with a range of wooden wall and floor cabinets with matching drawers and trim, contrasting roll edge work surfaces, inset china clay Belfast sink with mixer tap, under counter space for fridge and dish washer, 'Stanley' oil fired range cooker & domestic boiler, wooden flooring, under stairs storage cupboard, stairs to first floor, door into rear lobby and door into:

GARDEN ROOM (12'2 x 7'7) A useful addition which could be adapted for a range of possible uses currently serving as a breakfast room/garden room. Wooden flooring, radiator, TV point, UPVC double glazed door opens onto garden, UPVC windows.

MASTER BEDROOM (17'10 x 10'5)

Is of ample proportions, arranged in two sections with the first being a large dressing area with built in triple wardrobes, archway leads into bed area with UPVC double glazed window providing

pleasant outlooks over neighbouring countryside and Duncliffe Hill beyond, radiator, TV point, part glazed door into:

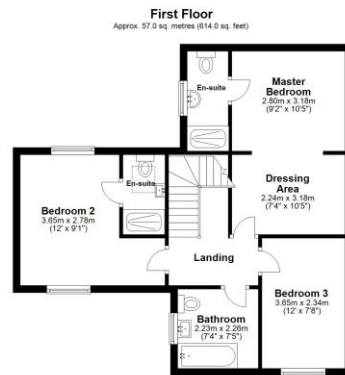
ENSUITE SHOWER ROOM: Matching white suite comprising of low level wc, wash hand basin, fully tiled double shower cubicle with glass screen and wall mounted shower fittings, tiled walls and floor, UPVC obscure window, heated towel rail.

OUTSIDE: The gardens extend to the front, side and rear of the property having been landscaped for easy maintenance. The side of the property has been laid to a large area of brick paved patio with a metal gate leading into a gravelled seating area with box hedging and small pergola ideal for a table and chairs. The rear garden has been laid to mulch bark containing a large fish pond and a number of mature flowering shrubs and trees, green house, useful timber sheds and out buildings, a further area of garden can be found through a small wooden gate containing raised bed planters and a large wood store. The entire garden is fully enclosed by timber panel fencing with a wooden gate to the side leading back to the front of the cottage.

GARAGES: The present owner has two garages arranged as one large concrete double garage and a further single garage.

SERVICES: Electric, oil, water, mains drainage, TV, telephone.





Total area: approx. 152.6 sq. metres (1642.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. 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. Plan produced using Planific.



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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