

H·A·M·B·L·E·D·O·N



4 Barton Hill

Shaftesbury, Dorset

Guide Price £675,000

Barton Hill

Shaftesbury

Dorset

SP7 8DQ

Period Town Centre Cottage | Five Substantial Bedrooms | Four Reception Rooms |
Large Rear Garden | Parking For Multiple Vehicles

4 BARTON HILL is an impressive and deceptively substantial Grade II listed period townhouse built of local stone elevations under a tiled roof. The property has been loved and enjoyed by the same family for many years offering versatile and adaptable accommodation arranged over three floors comprising of five large bedrooms, a sitting room, study, dining room, lounge, kitchen, utility room, shower room and a cellar. Presented in good order through out the property now offers the right buyer a unique opportunity to make their own mark by way of cosmetic refurbishment, remodelling the existing layout or even converting the second floor into a self contained flat (subject to necessary permissions).

Situated conveniently close to the town centre with all High Street amenities a short level walk away, the property further benefits from a large private rear garden, the unique advantage of gated off road parking for multiple vehicles, no onward chain and original character features.

This property simply must be viewed to appreciate the accommodation and opportunity on offer.



APPROACHED from the street over a terracotta tiled threshold through a part glazed wooden front door into an inner hallway with a further glazed door leading into:

ENTRANCE HALL: A large spacious reception hall with original wooden doors leading to further rooms, stairs to first floor, radiator.

SITTING ROOM (16'4 x 12'9) A nice sized reception room with good ceiling height, original working sash windows to front aspect, built in storage cupboard, painted ceiling beam, decorative coving, TV point, radiator, chimney breast with tiled fireplace and hearth.

STUDY (9'7 x 7'5) A bright and airy room currently serving as a second dining room but could also be utilised as a ground floor bedroom or study if required with under stairs storage cupboard, radiator, wooden casement window to side aspect, wooden boarded walls with decorative character panelling.

LOUNGE (15'9 x 12'5) Another good sized reception room with a large wooden framed picture window to side aspect with a window seat, deep walk in storage cupboard, painted wooden ceiling beam, radiator, TV point, tiled fireplace (it is believed that covered behind this fireplace is the original inglenook open fireplace). A wooden latch door leads down to the cellar.

CELLAR (14'6 x 13'7) Wooden steps lead down to a large cellar that's ideal for storage or possible adaptation into another usable room/home office. The cellar has light and power, original coal shoot and painted original stone walls.

DINING ROOM (16'3 x 10') From the hallway a part glazed wooden door leads into an excellent sized dining room with a wooden window overlooking the rear garden, brick fire place, built in storage cupboard, radiator, wall mounted gas combi boiler, door leads to utility room and archway opens into:

KITCHEN (10'6 x 9'4) Fitted with a matching range of wooden wall and base units, drawers and trim with contrasting roll edge work surfaces over, inset stainless steel sink and drainer with mixer tap, inset four ring gas hob with extractor hood over, under counter space for washing machine, dishwasher and fridge, built in mid height double oven and grill, tiled splash backs, wooden window over looking the rear garden, high vaulted ceiling with loft storage.



UTILITY ROOM (11'8 X 7') A door from the dining room leads into a useful utility/pantry room with a range of wooden storage cupboards, space for tall fridge freezer, space for free standing appliances, loft hatch leading to additional storage, wooden part glazed door leads out to the rear garden.

FIRST FLOOR LANDING: Stairs rise from ground floor to an open landing area with wooden window to side aspect, radiator, large walk in storage cupboard, stairs to second floor, original wooden doors into further rooms.

MASTER BEDROOM (16'1 x 13'1) A huge double bedroom with a wooden framed picture window to front aspect, original Victorian cast iron fireplace with wooden surround and mantle, radiator, ample power points, large walk in storage cupboard, under the carpet lies the original elm floor boards, further built in storage cupboard, painted wooden beams.

BEDROOM TWO (16'4 x 12'9) Another very large double bedroom, bright and airy with an attractive wooden framed window with a feature window seat to side aspect, painted wooden beam, built in cupboard, radiator, original Victorian fireplace with tiled hearth and wooden surround.

BEDROOM THREE (10' x 7'5) An ideal guest room with wooden casement window to side aspect, radiator and ample power points. This room could potentially be converted into a bathroom or en-suite if required (subject to necessary permissions).

SECOND FLOOR LANDING Painted original wooden latch door opens onto an elm staircase which rises to the second floor. The landing is open and full of original character with the entire second floor being an area of huge potential, access to eaves storage,

BEDROOM FOUR (16'6 x 16') Is of excellent proportions with good ceiling height, this huge room would make a fantastic principle bedroom with exposed wooden beams, wooden casement window to front aspect, loft hatch, storage recess, light and power.

BEDROOM FIVE (12'7 x 12') Another good sized double bedroom but could serve a range or purposes if required, exposed wooden beams, wooden window to side aspect, original wooden latch door, eaves storage space, light and power.



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OUTSIDE: The rear garden is an excellent size being laid out in a traditional cottage style with raised flower beds and vegetable plots all connected by a series of concrete paths. The raised beds are planted with an abundant selection of flowering shrubs and perennials that provide colour and interest throughout the seasons. The garden is fully enclosed by timber panel fencing with a useful greenhouse, outside tap, outside light, ornamental pond and flagstone patio area all enjoying a sunny and sheltered position.

PARKING: Another desirable feature of this town centre cottage is its ample off road parking. To the rear of the garden are double wooden gates that provide access from the lane onto a large private area of concrete hard standing allowing comfortable parking for four vehicles. This area is also large enough to build a garage or car port if desired.

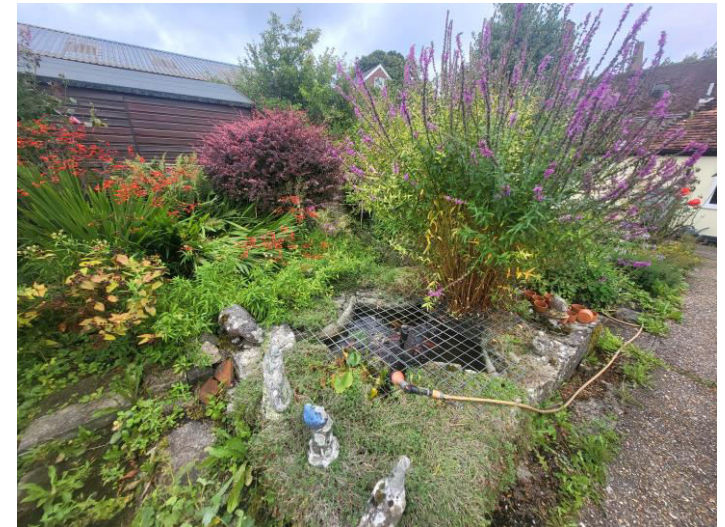
SERVICES: Mains Gas, mains drainage, electric, water, TV and telephone.

Tenure: Freehold

EPC Rating: Exempt – Grade II Listed

Council Tax Band: E





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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