

## The Corner House, Shaftesbury



£595,000 Guide Price



# The Corner House, Park Walk, Shaftesbury, Dorset, SP7 8JR



CORNER HOUSE is an attractive, well appointed period property believed to date back to the early C1800's, built of local Greenstone with red brick quoins under a clay tiled roof. The property has been much improved and maintained to an exceptionally high standard by the present owners providing versatile and flexible accommodation. Arranged over three floors with the benefit of dual commercial and residential use, providing exciting potential and opportunity and enjoying a superb prime location for access to the town's bustling high street, with enclosed courtyard garden and roof top views beyond the town.

APPROACHED From Park Walk.

## ACCOMMODATION

ENTRANCE: UPVC panelled door.

RECEPTION HALL: Spacious reception area, nicely proportioned room, good ceiling height. Picture rail, exposed floorboards, cast iron hoped grate fireplace, living flame gas fire, built in fireside alcove cupboard, radiator with decorative grill, staircase, connecting doors to:

RECEPTION ROOM 1/TREATMENT ROOM 18' x 12' Nicely proportioned room, good ceiling height. Picture rail, handsome Arts and Crafts style fireplace with open grate, radiator, wash hand basin, double glazed window enjoys pleasant outlook on to Park Walk.

INNER HALL: Understairs cupboard.

RECEPTION ROOM 2/TREATMENT ROOM: 16' x 13' Attractive character room, nicely proportioned, good ceiling height. Exposed floorboards, attractive period fireplace with open grate creates cosy focal point, radiator, double glazed window, door to:

REAR LOBBY: With tiled floor, recessed lighting to tongue and groove panelled ceiling, smoke alarm, half UPVC glazed and panel door to outside, plank door to cloakroom and fire door to kitchen.

DOWNSTAIRS CLOAKROOM: Low level WC with pine seat, wash hand basin, radiator, double glazed window, built in cupboards with louvre doors, door to outside courtyard.

RECEPTION ROOM 3/TREATMENT ROOM: 15' x 10' Nicely proportioned room, good ceiling height. Spotlight track, ample power points, radiator, double glazed picture window enjoys outlook on to courtyard, door to outside, radiator with grill cover, skylight window

KITCHEN: 10' x 10' Well equipped and fitted with a range of honey pine floor and wall cupboards with matching drawers, tiled work tops and counters, tiled splashbacks, gas cooker point, inset 1 ½ stainless steel sink and drainer, double glazed window.

UTILITY ROOM/BOILER CUPBOARD: Vaillant wall hung gas boiler, plumbing for appliances, shelving.

STAIRCASE: Natural wood bannister post and handrail, stairs to:

LANDING: Second staircase to the top floor.

BEDROOM 3/TREATMENT ROOM: 10' x 9' Exposed floorboards, pretty corner fire-place, built in cupboard, double glazed window.

BATHROOM: 12' x 10' Modern white suite comprising panelled bath with mixer taps and shower spray, low level WC, pedestal wash hand basin, heated towel rail, ceramic tiled splashbacks, double glazed window.

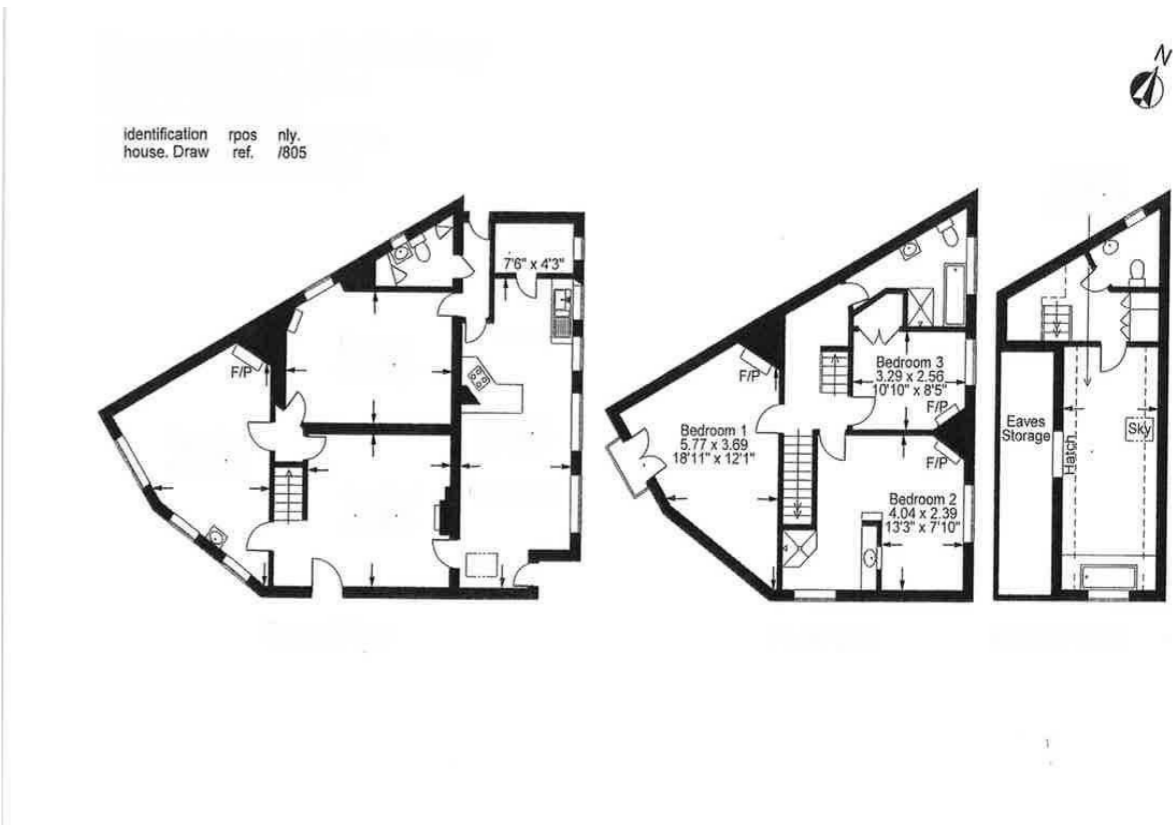
BEDROOM 1/TREATMENT ROOM: 12' x 19' Bright and airy room, nicely proportioned, good ceiling height. Exposed floorboards, shower enclosure, radiator, wash hand basin, French doors with balcony enjoy pleasant outlook on to Park Walk, pretty Victorian fireplace.

BEDROOM 2/TREATMENT ROOM: 13' x 13' Nicely proportioned room, good ceiling height. Exposed floorboards, pretty Victorian fireplace, double radiator, double glazed window enjoys superb views across the countryside and beyond the town, wash hand basin, shower enclosure.

## SECOND STAIRCASE

ATTIC BEDROOM 4: 17' x 9' Galleried handrail, Velux style window, radiator, door provides access in to vast storage attic room with exciting conversion potential, built in cupboard with louvre doors. EN-SUITE CLOAKROOM: Low level WC, wash hand basin, window.

COURTYARD GARDEN: Fully enclosed by old Greenstone and mellow brick walling, raised stone beds, coal hole and wood store, outside lights, secure gated access.



**Agents Note: There is a well established beauty, holistic and hair business that is available for sale with the property subject to separate negotiation. Please enquire for more information.**