



CHAFFERS
ESTATE AGENTS



Mampitts Farm Cottage (Formerly Langdale Farm)

Shaftesbury, SP7 8QG

AWAITING INTERNAL PHOTOS - An interesting detached 3 bedroom period dwelling located in a secretive location in Shaftesbury, this is a rare find. The home is not listed and offers the opportunity to reconfigure to the ground floor by possibly incorporating the large single garage to form a family/farmhouse style kitchen, subject to p/p etc. Please note the property does require some updating/modernisation. In brief, the current accommodation offers an entrance porch, entrance hall with stairs rising to first floor, a large dining room with understairs cupboard, well proportioned sitting room with exposed stone walling and electric fire/ Additionally, lying at the rear of the property to the ground floor is a kitchen, utility and a cloakroom. To the first floor is a landing, wonderful master bedroom with wash hand basin and shower, two further bedrooms, one with ensuite and a main bathroom. The property has oil central heating and double glazing. Externally, there is a parking space to the front of the garage with adjoining lawn with further potential parking area, further parking space to the rear. The rear garden is accessed via a side gate, path to rear entrance. The garden is of a good size, mainly lawned with hedging and fencing to boundaries. Also within the garden is a detached conservatory with power. Mains water, electricity, oil central heating, private drainage. EPC Band F.

£385,000 Freehold

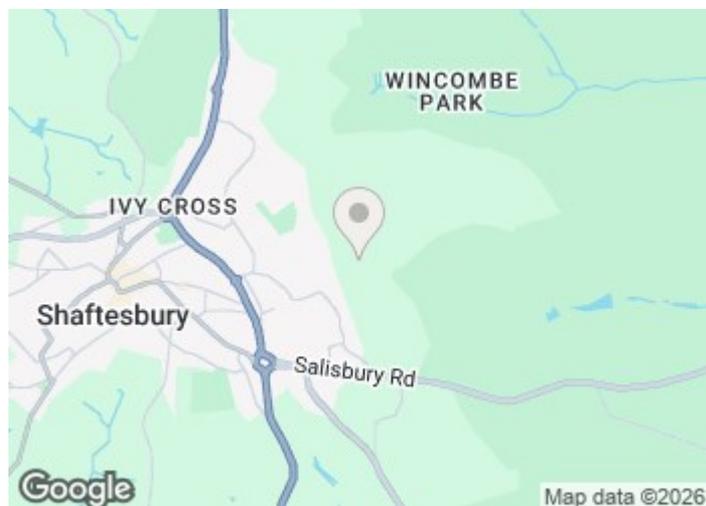
Council Tax Band: E

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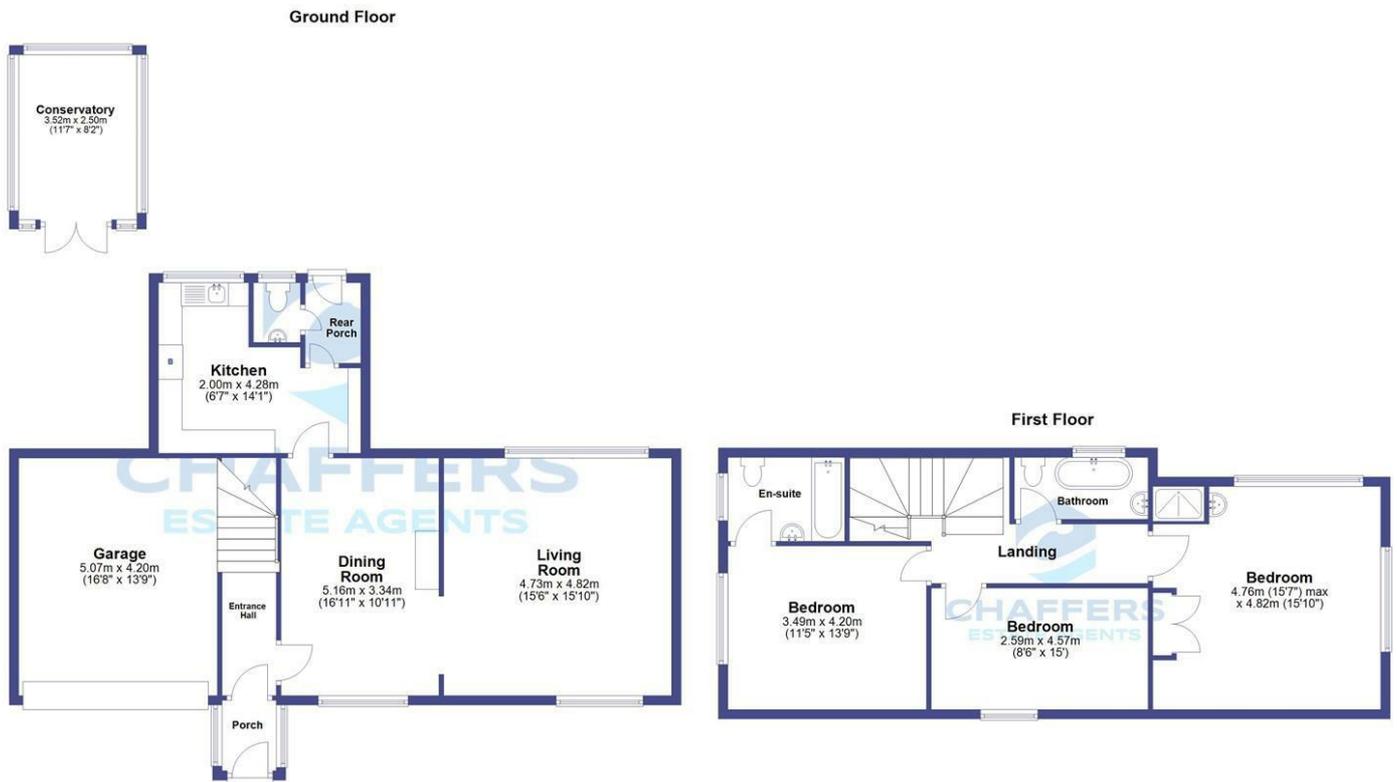
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[Directions](#)



Floor Plan: Not to scale ~ For identification purposes only.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	