



58

West Street, Fontmell Magna, Shaftesbury, Dorset

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Fontmell Magna
Shaftesbury
Dorset SP7 0PF

A bucolic greenstone built double fronted semi-detached Grade II listed cottage with a water reed thatched roof in the heart of a thriving village.



- Grade II listed village cottage
- Period features throughout
- In need of some modernisation
- Long south facing garden of 165ft with parking at top
 - No onward chain

Guide Price **£300,000**

Freehold

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THE PROPERTY

The front door brings you into the large sitting room with a tiled floor and beamed ceiling. The square bay window contains a lovely window seat and there is an impressive Inglenook containing the wood burning stove* with Bressummer beam above. Adjacent is an study with shower room separately off there. The dining room is the other side of the double fronted house and has a disused fireplace and, mirroring the sitting room, a square bay window with window seat. To the rear is the galley style kitchen with its range of floor units and the floor mounted boiler and access to the garden beyond.

The stairs rise gently to a good landing off which are two bedrooms both with alcoves and built in wardrobes; the larger bedroom being dual aspect. The family bathroom is set between the two bedrooms.

OUTSIDE

The back door from the kitchen leads to a small patio path and al fresco dining area with steps leading up to the long garden. The garden has been lovingly planted by the owner over the years and is a mature garden with different flower beds up along the approximate 165ft garden finishing with gates to a track back to West Steet. There is lapsed planning (from 1989) for a double garage at the end of the garden.

The 'Piggery' serves as the outbuilding and until recently was used occasionally as extra accommodation. There is an electricity supply creating opportunities to convert to more permanent use, subject to consents.

SITUATION

Fontmell Magna is a charming North Dorset village some four miles south of Shaftesbury. The village has an excellent community, village hall, award winning primary school, church, pub and village shop with post Office and there are some amazing views over the dramatic surrounding countryside. Blandford Forum and Shaftesbury cater for everyday needs and the large towns of Poole, Bournemouth and the cathedral city of Salisbury are within 45 minutes' drive. There is some fantastic walking and riding countryside in the immediate area and excellent schools in both state and private sectors. There are good road links to Gillingham for rail services to London Waterloo and the A303 is also accessed just north of Gillingham.

DIRECTIONS

What3words:///central.bulldozer.shortage

SERVICES

Mains water and electricity are connected to the property. Compliant private drainage with shared septic tank. Oil fired central heating system.

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

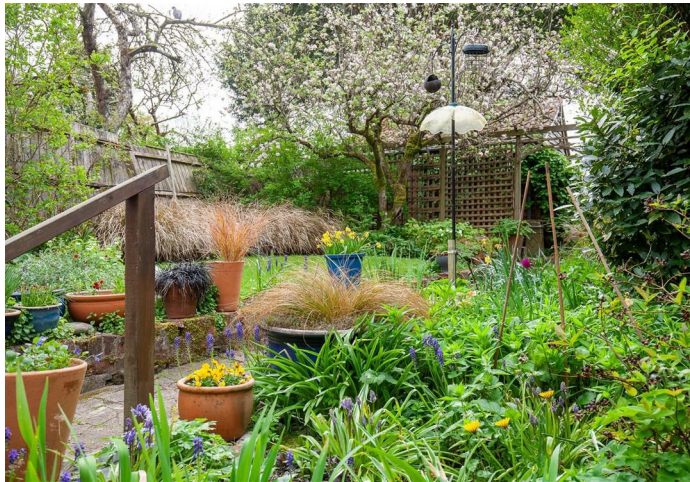
Council Tax Band: D

Dorset Council Tel: 01305 221000

EPC: Exempt

Photographs taken April 2026

Agent Note: No58 has a right of access at the rear over No59 - bins etc. Equally No56 also retains rights over No58 but has not done so for many years. Septic tank in neighbours garden shared by 3 properties who all share the cost. Thatch Ridge replaced 2022, Water Reed main thatch replaced in 2011. *Wood burner currently not connected (insurance).



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Approximate Area = 1026 sq ft / 95.3 sq m

Outbuilding = 196 sq ft / 18.2 sq m

Total = 1222 sq ft / 113.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1498925



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