





Jasmine House, Bozley Hill, Cann, Shaftesbury, Dorset, SP7 0BL

What 3 Words: [///corkscrew.yield.kite](https://corkscrew.yield.kite)



Key Features

- Extended, Grade II Listed Cottage
- Additional Two-Bedroom Annexe
- Private, Enticing Gardens With Spectacular Views
- Additional Paddock Of Roughly 2.5 Acres
- Gated Driveway Access
- Fantastic Potential To Remodel And Update A Substantial Family Home

Tenure: Freehold | **EPC Rating:** N/A | **Council Tax Band:** E |

Services: Oil fired central heating, with mains water and electricity also connected. Private drainage via a septic tank.

Location

The hamlet of Cann is situated to the south of Shaftesbury and offers some of the best views that the Blackmore Vale has to offer. With undulated countryside surrounding it, it's no wonder that this hamlet is so popular with its residents and buyers alike. Located only a mile away is the Saxon hilltop town of Shaftesbury which offers a wide range of amenities that include two supermarkets, a hospital, doctor's surgery, post office, dentist, opticians and much more. In addition, Shaftesbury also offers a public swimming pool, Arts centre and a comprehensive set of recreational clubs. The town itself provides an excellent range of shops, cafe's, restaurants, pubs and a sought after hotel in The Grosvenor Arms. Shaftesbury benefits from strong communication links with the A303 located just 5 miles away providing access to London via the M3. The nearby town of Gillingham and the village of Tisbury offer a mainline railway station with a direct line to London Waterloo and the South West.

Inside the Home

Jasmine House is a charming, stone-built cottage believed to date back to the early 19th century and enjoys a Grade II listed status.

The home is set over three floors, with an extension to the property forming a welcoming kitchen breakfast room whilst a formal sitting room, and dining hall are within the original footprint of the cottage. An impressive stairway leads to the first floor, with two large double bedrooms occupying the spaces over the sitting room and dining hall respectively, whilst the extension to the original building now houses a further bedroom, family bathroom and useful store room/nursery. Stairs further lead to the second floor whereby two additional rooms feature either as study or hobby spaces. Being of fantastic benefit to the property is the adjoining two-bedroom annexe named Well Cottage of which can currently be accessed either via a separate entrance, or via the dining hall to Jasmine House bringing with it great flexibility and potential. The annexe consists of a kitchen dining room, sitting room and two bedrooms being positioned on the first floor, along with a family bathroom.

Outside Space

The property is accessed via a gated, gravel driveway that opens to designated parking area, with the footings and grounds for a garage if desired. Pleasant wrap around gardens, with part being elevated from the home, include several established fruit trees, lawns, growing beds and colourful herbaceous plants to name just a few of the garden's highlights whilst all being set against spectacular, far reaching countryside views.

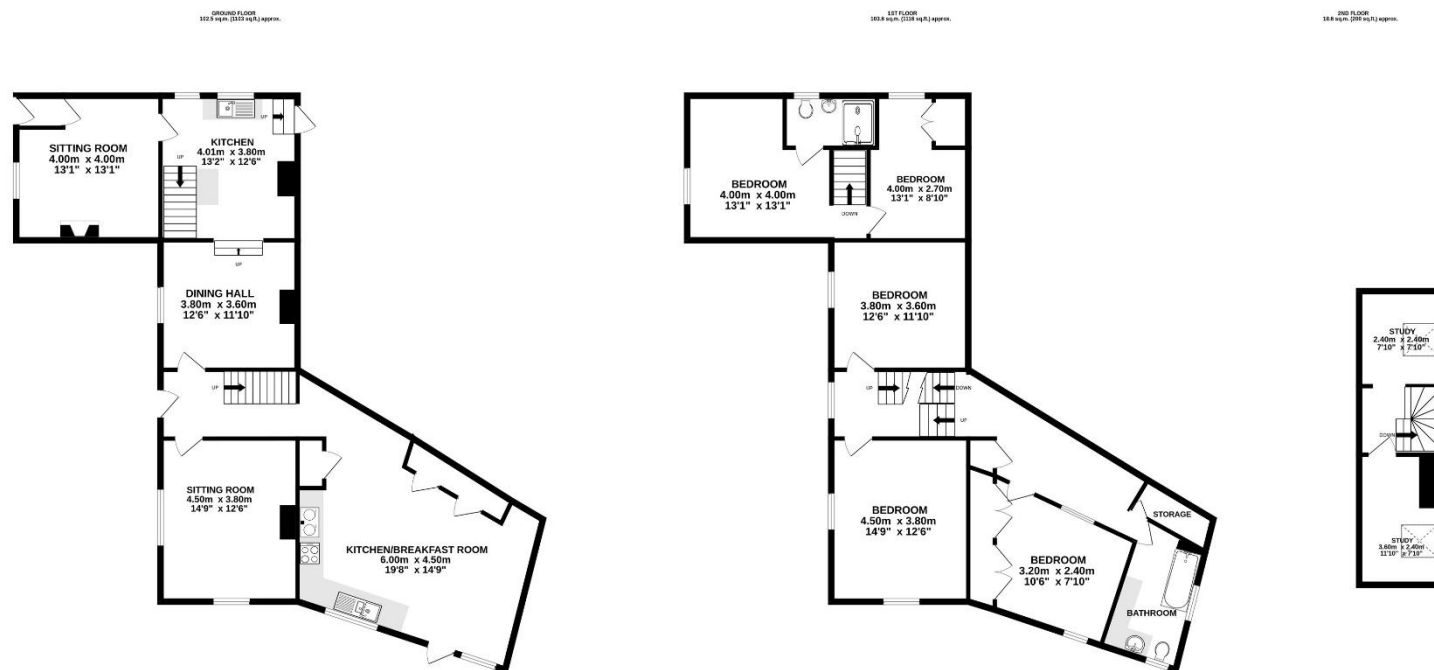
Furthermore, a paddock of roughly 2.5 acres immediately adjoining the property also features with a separate entrance for convenience.



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TOTAL FLOOR AREA : 224.7 sq.m. (2419 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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