

Pear Tree Cottage, Blandford Road, Blandford Forum, DT11 0SF



Property overview

Guide Price £665,000

Believed to date back in part to the 18th century, Pear Tree Cottage is a charming detached home that has evolved over the years from a traditional Dorset cottage into a substantial and characterful three double bedroom residence. Combining period charm with thoughtful extensions, the property offers versatile accommodation, generous outside space and far-reaching countryside views, all set within the sought-after village of Shillingstone.

The accommodation is both spacious and adaptable, arranged over three floors and blending character features with contemporary touches. On the ground floor, an inviting entrance hall opens into a striking triple-aspect kitchen/breakfast room, flooded with natural light via a feature roof lantern and offering direct access to the garden, creating an ideal space for both day-to-day family life and entertaining. There is also a useful utility/WC, a versatile office/snug, a separate dining room with feature fireplace recess and cosy nook, together with a generous lounge enjoying direct access onto the garden.

The first floor provides two well-proportioned double bedrooms alongside a beautifully appointed family bathroom featuring both a bath and separate shower, enhanced by a vaulted ceiling that adds a wonderful sense of space.

Occupying the entire second floor is an impressive principal bedroom suite, rich in character with exposed timber beams, vaulted ceilings and exposed brick gable ends. The suite is complemented by a contemporary open-plan en-suite, complete with shower enclosure and freestanding bath.

Outside, the established rear garden enjoys a high degree of privacy and offers a variety of spaces to relax and entertain, including multiple patio seating areas and a generous lawn. Steps provide convenient access towards the street, while a detached garden building, currently utilised as a gym, offers potential for a home office or studio, subject to individual requirements. The property benefits from driveway parking for multiple vehicles as well as a detached double-width garage.



Accommodation

Situation:

Sloped vehicular Pear Tree Cottage is situated within the desirable North Dorset village of Shillingstone, nestled in the heart of the Blackmore Vale and surrounded by attractive countryside. The village enjoys a strong sense of community and offers a range of everyday amenities including a primary school, public house, village garage with convenience store, Co-op and cricket ground. Shillingstone is also home to the popular North Dorset Trailway, providing scenic walking and cycling routes through the surrounding countryside. The market town of Sturminster Newton lies approximately 4 miles to the north, whilst Blandford Forum, with its wider range of shops, cafés and services, is around 5.5–6 miles to the south.

Approach:

Sloped vehicular access from Blandford Road to ample parking area for several vehicles), enclosed by wall and foliage, steps and path leading to front door to:

Entrance Hall: 8' 4" max x 6' 8" max (2.54m x 2.03m)

Spotlights, central heating control panel, window to front aspect, opening to kitchen/breakfast room and office/snug/stair lobby, door to utility/WC and:

Coat Cupboard: 3' 1" max x 1' 2" max (0.94m x 0.36m)

Hanging space, providing storage and housing burglar alarm system controls.

Kitchen/Breakfast Room: 16' 8" max x 15' 8" max (5.08m x 4.77m)

Lantern skylight, smoke alarm, spotlights, windows to front, side and rear aspects, French doors to front garden, range of eye and base level units, stainless steel sink with mixer tap over, integrated appliances (dishwasher, oven, grill), kitchen island with breakfast bar area (also providing storage, wine fridge and induction hob with extractor), space for American style fridge/freezer.

WC/Utility (Irregular Shape): 8' 7" max x 5' 5" max (2.61m x 1.65m)

Window to rear aspect, WC, built in cupboard (housing gas fired combination boiler), wash hand basin with storage below, sliding doors to:

Utility Cupboard:

High level extractor fan, space and plumbing for washing machine, and dryer, additional storage for coats and shoes etc.

Office/Snug/Stairway: 15' 3" max x 10' 6" max (4.64m x 3.20m)

Obscured window to rear aspect and window to side aspect, recessed shelf, feature fire recess with freestanding electric fire, stairs to first floor, opening (with display recess) to:

Dining Room: 14' 0" x 10' 7" (4.26m x 3.22m)

Feature inglenook fireplace (with lighting), recessed shelving, window to front aspect, radiator, door to:

Lounge: 15' 1" max x 14' 5" max (4.59m x 4.39m)

Door to front patio/garden, window to side aspect, radiator, feature marble surround.

First Floor Landing: 22' 9" max x 9' 1" max into staircase (6.93m x 2.77m)

Smoke alarms, two windows to side aspect, doors to accommodation, inner lobby with stairs up to bedroom principal bedroom suite.

Bathroom: 14' 4" max x 9' 10" max (4.37m x 2.99m)

Vaulted ceilings with exposed beams, windows to rear and side aspects, shower enclosure (with mixer controls, handheld attachment and rainfall shower head over), panelled bath (with mixer controls and handheld attachment over,) pedestal wash hand basin, WC with high level cistern, feature cast iron radiator, floor laid to herringbone tile.

Bedroom Two: L-Shaped 15' 7" max x 11' 3" max (4.75m x 3.43m)

Two windows to front aspect, radiator; door to storage cupboard and door to:

Airing Cupboard: 3' 4" max x 2' 1" max (1.02m x 0.63m)

Shelving, providing storage.

Bedroom Three: 14' 6" max x 11' 2" max 4.42m x 3.40m)

Window to side aspect, radiator.

Principle Bedroom Suite Overall: 30' 0" max x 14' 10" max (9.14m x 4.52m)

Principal Bedroom Area: 17' 4" max x 14' 10" max (5.28m x 4.52m)

Part sloped vaulted ceilings with exposed beams, smoke alarms, feature exposed brick wall with bed side lighting, two feature cast iron radiators, window to front aspect, open plan with:

Principal Bathroom Area: 14' 10" max x 12' 9" max (4.52m x 3.88m)

Part sloped vaulted ceilings with exposed beams, window to front aspect, feature exposed brick wall, contemporary freestanding bath (with mixer tap and handheld attachment over), shower enclosure (with mixer controls and rainfall shower over head over), wash hand basin with vanity illuminated mirror over (bluetooth enabled), WC, laid to herringbone tile.

Garden:

Enclosed by wall and foliage, various established planting, trees, and shrubs, pergola, path leading to main entrance, outbuilding (currently home gym), external power points, main patio section, access to garden via French doors from kitchen/breakfast room and door from lounge (onto additional small patio), convenient street access via gated steps (bypassing garden and driveway), access to:

Garden Building / Currently Gym: 13' 4" x 10' 5" (4.06m x 3.17m)

French doors from garden, windows to side and front aspect, independent consumer unit, laid to engineered wood flooring.

Detached Garage: 23' 10" x 15' 5" (7.26m x 4.70m) narrowing to 14' 1" (4.29m)

Rafter storage, independent consumer unit, light point, windows to side aspect, pedestrian door and double folding doors to driveway.

Photography







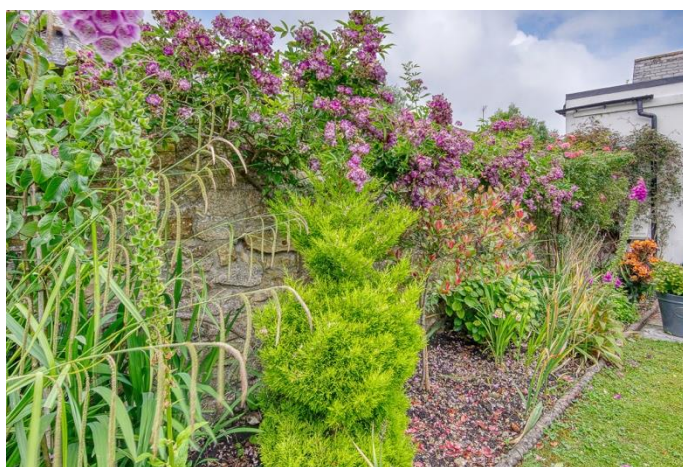
















EPC

Energy performance certificate (EPC)

Pear Tree Cottage Blandford Road Shillingstone BLANDFORD FORUM DT11 0SF	Energy rating E	Valid until: 14 May 2030
		Certificate number: 8020-7425-1220-6784-3292

Property type	Detached house
Total floor area	184 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

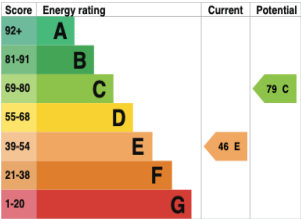
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Floor Plan



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