

Symonds  
& Sampson

# Penn Hill Cottage

Bedchester, Shaftesbury, Dorset

# Penn Hill Cottage

Bedchester  
Shaftesbury  
Dorset SP7 0JT

A comfortable and characterful period house with lovely views and adjoining field in an elevated rural location.



- Attractive period house with far-reaching views
- Peaceful rural hamlet yet close to Shaftesbury
  - Fontmell Magna accessible via footpath
  - 5 bedrooms (4 doubles), 2 bathrooms
- Lovely gardens and 1.59 acre field. In all about 2.58
- Attached cottage available by separate negotiation



Guide Price £895,000

Freehold

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## THE PROPERTY

Penn Hill Cottage is believed to have been originally built in the 1800s of brick and stone elevations under a pitched tiled roof. Extensions were added in the 1930s and 1970s and the house now offers well laid out family accommodation. The principal reception rooms all have good proportions with parquet floors. There are wood burning stoves in the sitting room and dining room/hall. French windows from the sitting room open out to the rear terrace and garden. Beyond the drawing room is a studio/workroom and cloakroom. The kitchen, runs across the back of the house with a Rangemaster oven and a good sized laundry / utility room beyond. Stairs from the kitchen lead to a first floor office / bedroom 5. Bedrooms one and two have lovely far-reaching views with bedroom one having an ensuite bathroom. There are two further double bedrooms and a family bathroom. Photovoltaic panels were added in 2012 and an air source heat pump in 2024.

Penn Ridge, an adjoining two bedroom cottage is available by separate negotiation.

## OUTSIDE

The property is approached from the lane onto a tarmac drive off which is a garage/workshop flanked by crab apple and cherry trees. In front of the house there is an attractive paved area with tall laurel hedging giving privacy. To the north lies a generous vegetable garden with mature fruit trees, potting shed and stable. Double wooden gates provide a separate access from the lane via a track to the field, which is gently sloping pasture of 1.59 acres, with the whole being 2.58 acres.

The main garden is at the back of the house and has a neat, well maintained lawn, well-stocked flower and shrub borders, and a variety of ornamental and indigenous trees, including silver birch, hazel and a magnolia. There is an area of woodland to the south west of the house which also has a variety of native species, wood store and a summer house with lovely views over fields and the countryside beyond.





## SITUATION

Bedchester is a small rural hamlet situated amongst lovely rolling countryside between the market towns of Shaftesbury and Blandford. The village of Fontmell Magna is situated nearby and has everyday facilities including an excellent post office/store, primary school, tennis court, pub and church.

Blandford, Shaftesbury, Sturminster Newton and Gillingham offer more comprehensive amenities with Gillingham having a mainline railway station with services to London Waterloo and the West Country. The area has an excellent number of both state and private schools and the beautiful surrounding countryside is ideal for walking, cycling and riding. Golf available at Blandford and Rushmore.

## DIRECTIONS

What3words://commoners.slid.celebrate

## SERVICES

Mains water and electricity are connected to the property. Private drainage. Air source heat pump.

## MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

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

(Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: F





## Penn Hill, Bedchester, Shaftesbury

Approximate Area = 2635 sq ft / 244.7 sq m

Garage = 276 sq ft / 25.6 sq m

Outbuilding = 365 sq ft / 33.9 sq m

Total = 3276 sq ft / 304.2 sq m

For identification only - Not to scale



STU/GWB/0226



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