

Symonds
& Sampson



Shire Cottage

Middle Farm, Fifehead Magdalen, Gillingham, Dorset

Shire Cottage

Middle Farm
Fifehead Magdalen
Gillingham
Dorset SP8 5RR

A beautifully presented cottage set within a farm yard development situated in the rural village of Fifehead Magdalen near Gillingham.



- Unfurnished
- Long term let
- Available immediately
- Situated in the popular village of Fifehead Magdalen
 - Courtyard Garden
 - Parking

£995 Per Month

Sturminster Lettings
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THE PROPERTY

A beautifully presented cottage set within a farm yard development situated in the rural village of Fifehead Magdalan near Gillingham.

Available immediately with a preference for a longer term let.

Shire Cottage is a generous two-bedroom cottage conversion with spacious living accommodation. The property benefits from a wealth of character features in particular the living area with its vaulted ceiling and galleried landing to the first floor. There are two good sized bedrooms and a family bathroom.

Outside the property benefits from a private courtyard garden to the rear, oil central heating and ample parking.

Please note there is an additional charge of £100 per month for water and sewerage.

Rent - £995 per month / £229 per week

Holding Deposit - £229

Security Deposit - £1148

EPC Band - D

Council Tax Band - C

SERVICES

The rent is exclusive of all utility bills including council tax, mains water, mains drainage and mains electricity and oil for heating. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is a very low recorded flood risk at the property. The property is of a stone build under a tiled roof and will be let unfurnished.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

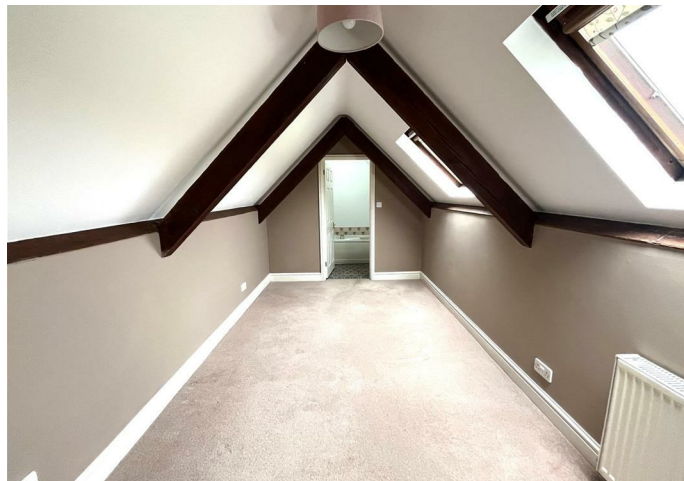
<https://www.gov.uk/check-long-term-flood-risk>

SITUATION

The property is situated in a courtyard setting of similar properties and surrounded by farmland in the village of Fifehead Magdalen. The close by village of Marnhull is one of the largest villages in England with a thriving community life and is celebrated in Thomas Hardy's Tess of the D'urbervilles. The village has two public houses, three churches, doctor's surgery, pharmacy, butcher, post office, hairdresser and beauty salon, many clubs and societies and is surrounded by beautiful countryside. There are primary schools in the village with secondary education at Sturminster Newton. There are a number of footpaths leading into the open countryside.

DIRECTIONS

[what3words///unicorns.wolf.runs](https://www.what3words.com/unicorns.wolf.runs)



Energy Efficiency Rating		Current	Potential
The energy efficiency class (rating scale) is based on the energy efficiency of the building.			
A	92-100		
B	81-91		
C	69-80	68	80
D	55-68		
E	39-54		
F	21-38		
G	1-20		
For more information on energy efficiency ratings, visit www.gov.uk			
England & Wales			
EPC Rating from 2020/11/15			



Sturminster/LM/May26



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