



Connells

Cann Bridge Cottages
Melbury Abbas Shaftesbury

Cann Bridge Cottages Melbury Abbas Shaftesbury SP7 0BP

for sale offers in the region of
£220,000



Property Description

Nestled in the picturesque village of Melbury Abbas, this delightful 2-bedroom semi-detached cottage offers a perfect blend of character and comfort. The property retains many original features, including exposed beams, creating a warm and inviting atmosphere throughout. A cosy living area, and charming kitchen and ensuite to the second bedroom upstairs it provides a peaceful retreat for those seeking a village lifestyle.

The cottage is set within a beautiful garden, ideal for enjoying the outdoors or gardening enthusiasts. With garage to the front the property offers a wonderful opportunity to make it your own.

In addition, the unique opportunity exists to purchase the neighbouring cottage, allowing for potential expansion or simply the chance to acquire more space in this desirable location.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Located in the heart of Melbury Abbas, an area renowned for its scenic surroundings, rich history and vibrant local community, this property offers the ideal balance of countryside charm and modern convenience. With easy access to nearby amenities, schools, and transport links, this is an opportunity not to be missed.

Lounge

13' 2" x 12' 4" (4.01m x 3.76m)

Single glazed windows to the front, fireplace with a woodburner, understairs cupboard, wood flooring, storage cupboard and an electric radiator.

Dining Room

16' x 7' 8" (4.88m x 2.34m)

Double glazed window to the rear, electric radiator, fireplace, tiled flooring and leading to the back hall which has an electric radiator.

Kitchen

11' 8" x 7' 6" (3.56m x 2.29m)

Double glazed window to the side, wall and base units, electric oven and hob, extractor fan, sink and drainer, plumbing for a washing machine, dishwasher and space for a fridge.

Bathroom

Double glazed frosted window to the side, bath with a shower over, WC, wash hand basin, wall heater and heated towel rail.

Bedroom One

13' 5" x 12' 7" (4.09m x 3.84m)

Front facing double glazed window to the rear, built in wardrobes, airing cupboard, wooden flooring and access to the loft.

Bedroom Two

9' 7" x 7' 1" (2.92m x 2.16m)

Single glazed window to the rear with view over the mill pond and an electric radiator.

Ensuite

Shower cubicle with a tiled surround, WC, wash hand basin and a heated towel rail.

Garden

The garden is laid to lawn with a patio, mature shrubs and fruit trees.

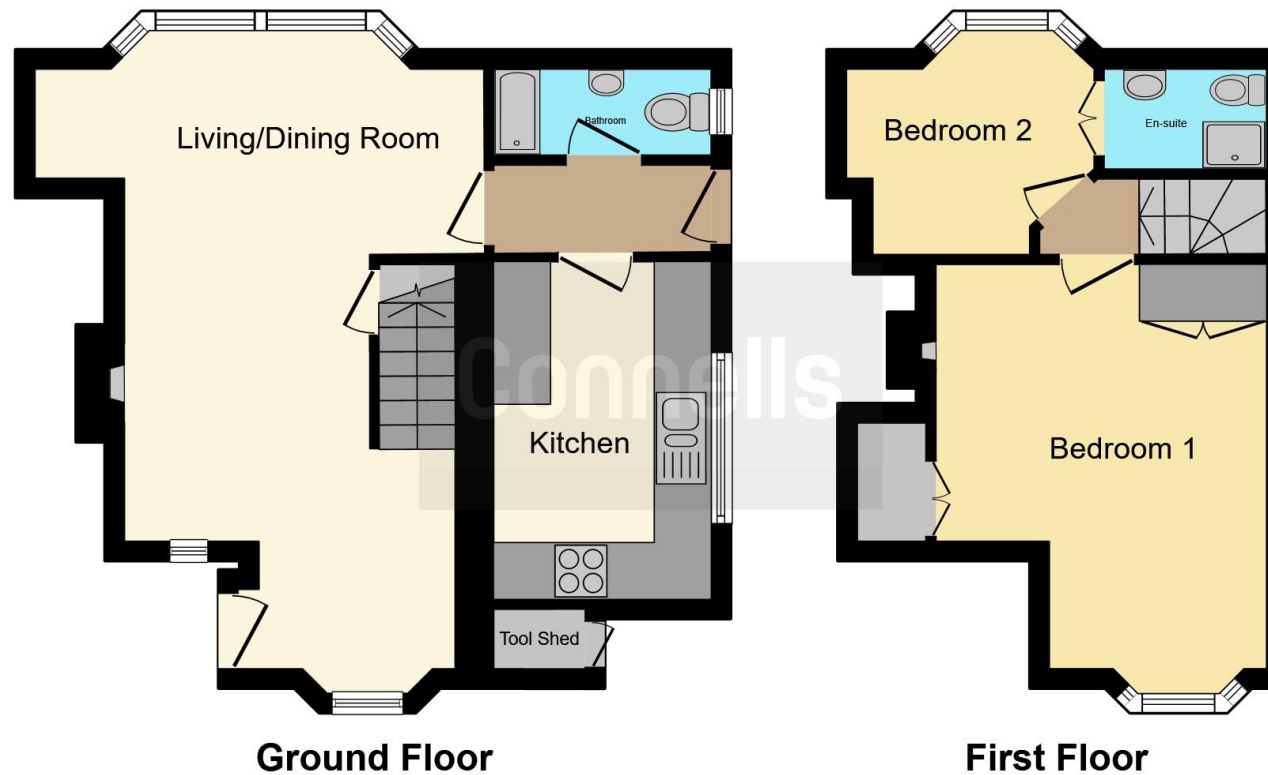
Parking

Garage with the property with parking space to the front.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01747 854 001
E shaftesbury@connells.co.uk

34 High Street
 SHAFTESBURY SP7 8JG

EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SFT306029



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SFT306029 - 0014