





Brinscombe Lane, Shaftesbury, Dorset, SP7 8QU

What 3 Words: [///blogs.trailing.muted](https://blogs.trailing.muted)



Key Features

- No Forward Chain
- Stunning Views Across The Blackmore Vale
- Opportunity To Modernise And Extend (STPC)
- Driveway Parking & Garage
- Walking Distance To Town Centre

Tenure: Freehold | EPC Rating: C | Council Tax Band: D |

Services: Mains water, gas and electricity are connected to the home.

Agent's Note

Please be advised the property is formed of Timber Frame Construction. If buying with a mortgage, please see further advise from a mortgage consultant regarding the lending options.

Location

The North Dorset Saxon hilltop market town of Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred. Shaftesbury is a delightful community orientated town with an attractive and bustling High Street that provides most everyday requirements including a farmer's market, cafés, charity shops, various retail shops and a cottage hospital.

Inside the Home

The accommodation comprises a comfortable sized front sitting room with dual aspect windows and doors to allow for plentiful natural light whilst taking in the uninterrupted views across the Blackmore Vale. Also positioned to the front of the property is the kitchen breakfast room that provides ample room for a dining set, plentiful work surface and appliance spaces whilst also giving the option to adapt the current layout to open plan living if preferred. Three bedrooms and a family bathroom also feature, each again comfortable sizes and providing various storage options. Completing the accommodation is a useful conservatory, complete with plumbing connections to give room for a utility space.

Outside Space

Front: A hardstanding driveway leads to a single garage with power.

Rear: The wrap around gardens include a delightful array of lawns, flower beds, raised planters and differing seating areas to enjoy the garden at all times of the day. Established hedgerows provide a natural privacy screen and colour to the garden.

Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

12 High Street, Shaftesbury, Dorset, SP7 8JG | 01747 213106

High Street, Tisbury, Wiltshire, SP3 6LD | 01747 859359

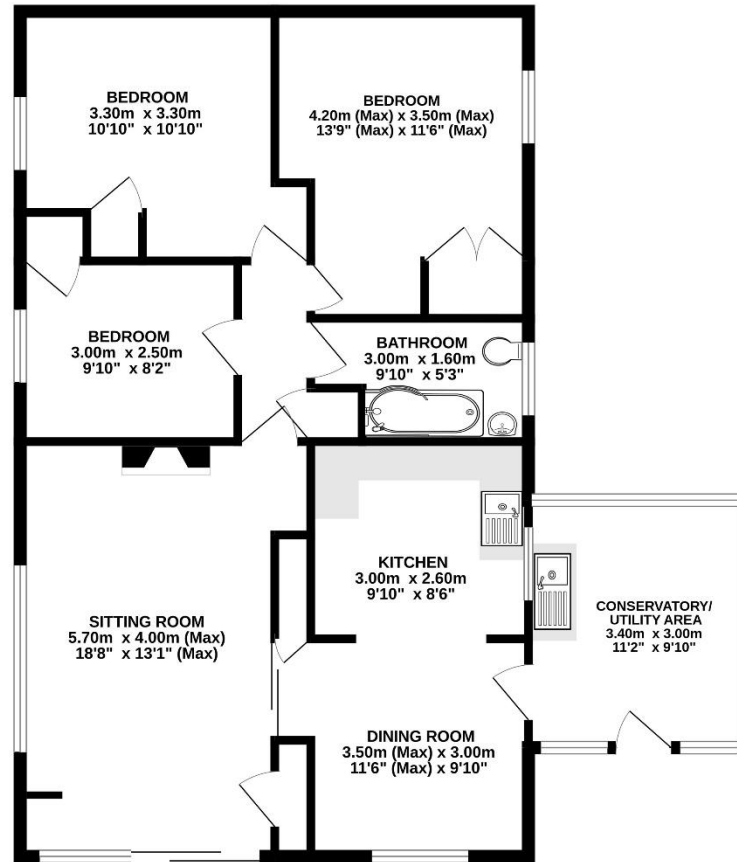
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GROUND FLOOR
90.9 sq.m. (979 sq.ft.) approx.



TOTAL FLOOR AREA : 90.9 sq.m. (979 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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At Boatwrights Estate Agents, selling your home starts with trust. As your local, independent experts, we understand the value of your property and your time. Our dedicated team offers tailored marketing, expert guidance, and a personal touch to help you achieve the best possible result.

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Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

08 October 2025