Henrietta House

WHITES

Henrietta House, Barkers Hill, Shaftesbury, Dorset, SP7 9EB

An exceptional, Grade II Listed 3 bed former school building, converted to a high standard and quietly situated in the centre of this highly desirable village.

- Superbly converted school building
- EPC rating C
- High efficiency air source heating
- Garden maintenance included
- Long term tenancy
- Quiet location next to the church
- Three bedrooms/three bathrooms
- Open plan living space with woodburner
- Sought after village
- Limestone flooring and sisal matting

£2,000 PCM

3 3 1

About The Property

A newly created three-bedroom house located next to the church in this sought-after village. This former Victorian school, now a listed building, has been thoughtfully converted into two high-quality homes. Henrietta House is the larger of the two, featuring three bedrooms, each with its own en-suite shower or bathroom.

On the ground floor, you'll find a spacious, newly fitted kitchen and living room that includes an island with an oak breakfast bar. The contemporary kitchen offers a range of features, including soft-close cabinets, a one-and-a-half bowl sink unit, an electric hob, a double electric oven, as well as an integrated fridge-freezer and dishwasher. The living area boasts a wood burner, and limestone flooring extends throughout the ground floor. Additionally, there is a cloakroom with a vanity unit and automatic lighting, along with a rear lobby that provides cupboard space and access to the garden. A separate utility room offers more cabinets, a sink, and additional cupboard space housing the pressurized hot water cylinder.

The elegant staircase leads from the center of the living space to the first floor, where you'll find three double bedrooms, each equipped with en-suite bath or shower rooms. Two of the bedrooms also feature fitted wardrobes. The bedrooms are bright and airy, enhanced by vertical windows from the original school hall and additional Velux roof lights. The upstairs is furnished with high-quality natural sisal matting, and remotely operated electric blinds cover the windows.

Outside, there is an enclosed front garden, professionally landscaped to include a lawn, flower beds, a pathway, and hedge screening for privacy. The rear features a smaller paved courtyard with storage for a shed and bins. Ample parking is available at the front of the property; however, there is no garage.

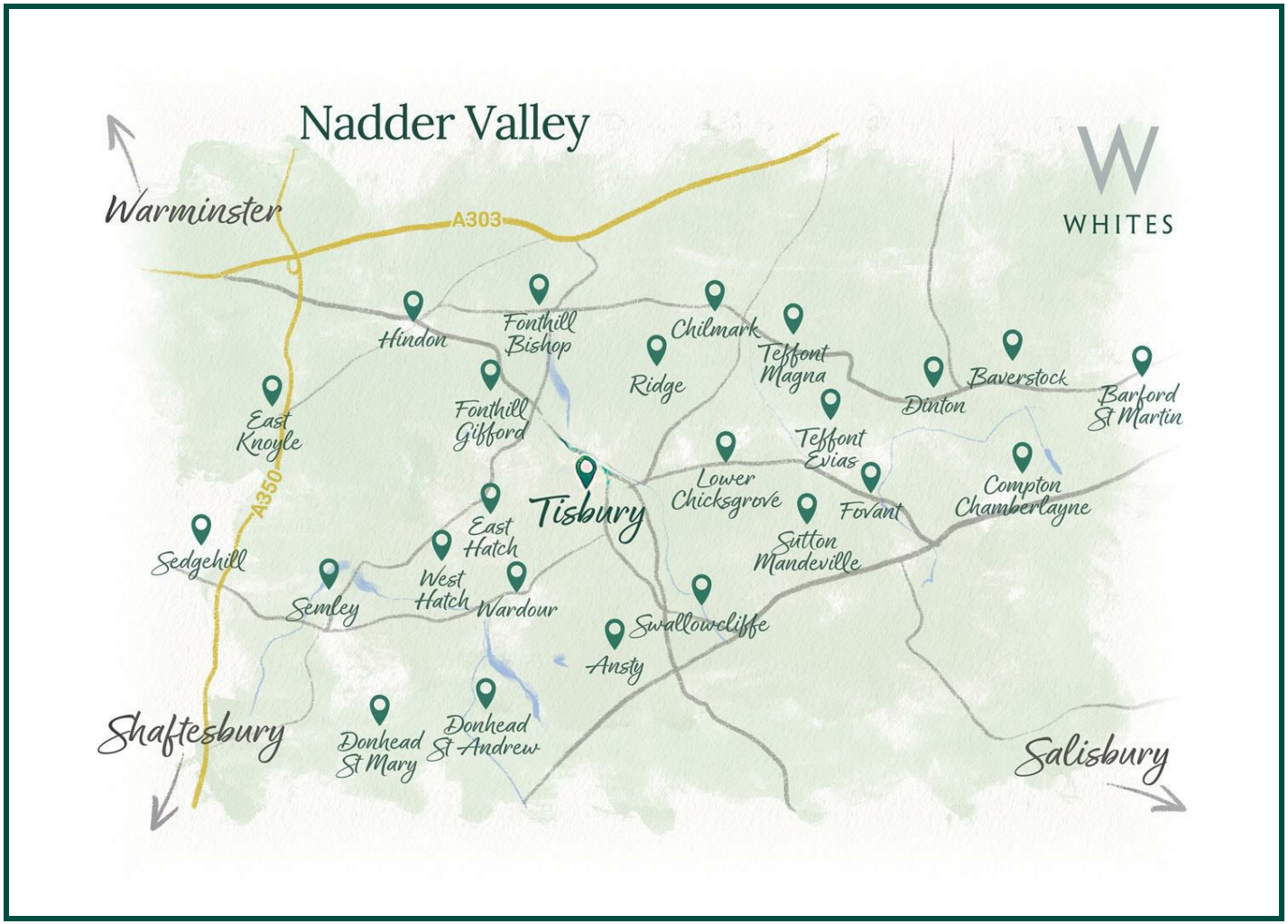
The house is heated by an air source heat pump, which provides underfloor heating on the ground floor and radiators on the first floor. The property is available unfurnished and offers a potentially long-term tenancy. Ideal tenants should have a connection to the village or community, no second homes, and a preference for a long-term rental commitment.

Location

The Donheads—a collection of villages and hamlets including Donhead St Mary, Donhead St Andrew, and Ludwell—lie in a tranquil and scenic corner of south Wiltshire, close to the Dorset border. Nestled within a National Landscape, the area is defined by rolling farmland, sweeping views, and the source of the River Nadder.

This is a place where rural life thrives, with a strong sense of community and local identity. Ludwell Stores and Post Office is a much-loved hub offering outstanding local produce and serving as a meeting point for villagers and visitors alike. There's a regular village magazine, annual fetes in both main villages, and a blend of traditional and refreshed spaces like Donhead St Andrew's 12th-century church, now also a community venue.

The Rising Sun, offerS excellent food, local ales, and a warm welcome, rounding out the appeal of this unspoilt and characterful setting.



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Castle Chambers, 47, Castle Street, Salisbury, SP1 3SP

Key Information

Local Authority:
Wiltshire

Council Tax:
Band: F (2026/2027)

Property Type:
Character Property - Semi Detached

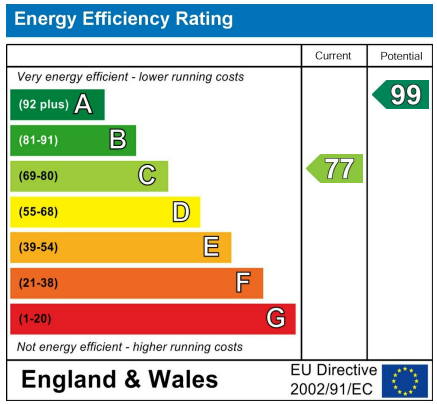
Floor Area:
1660.00 sq ft

Let Available Date:
1st November 2026 NB: This date is provisional and will only be confirmed once referencing has been successfully completed.

Furnish Type:
Unfurnished

Deposit:
£2,300

EPC:



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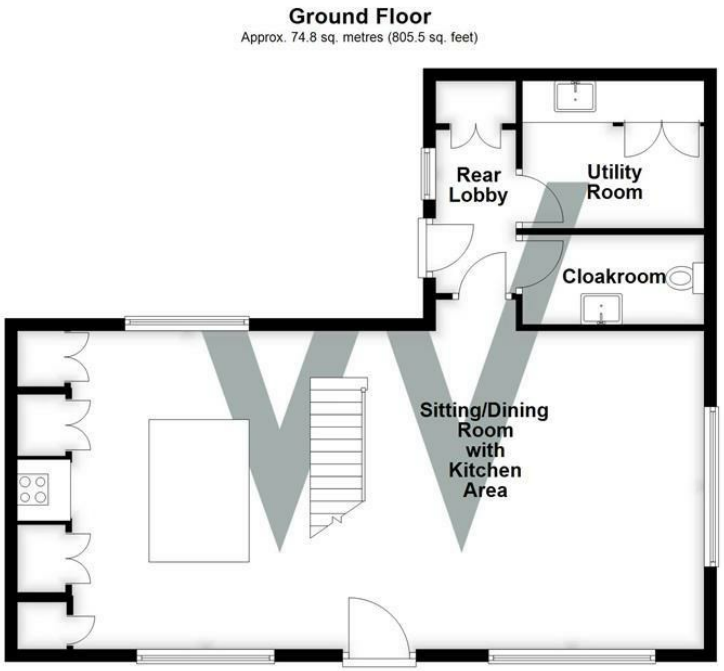

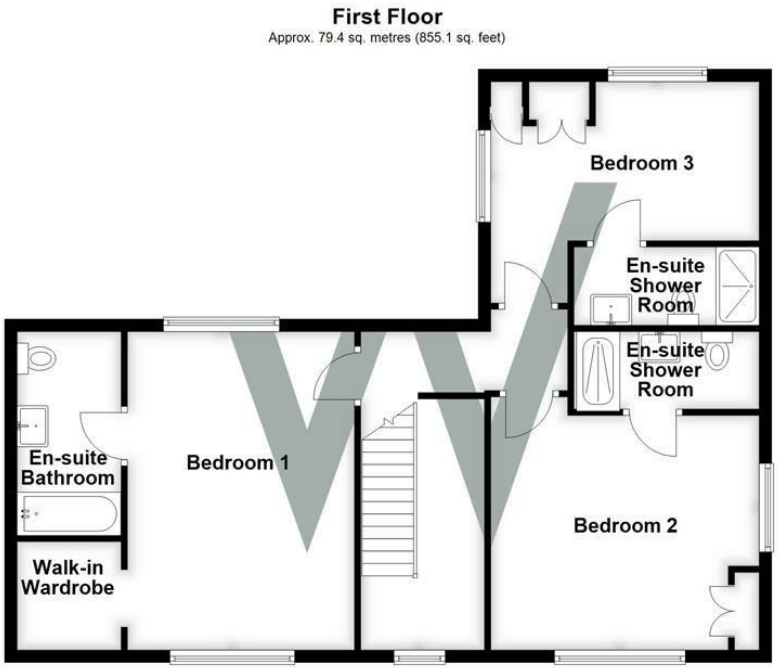

Total area: approx. 154.3 sq. metres (1660.5 sq. feet)

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