



Burtswater Cottage Shillingstone  
, Blandford Forum, DT11 0SQ

**Offers over £450,000**



**Burtswater Cottage**  
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BEAUTIFULLY MODERNISED PERIOD COTTAGE  
WITH STUNNING COUNTRYSIDE VIEWS

Having recently undergone an extensive programme of refurbishment and modernisation, Burtswater Cottage now offers the perfect blend of period charm and contemporary living.

Occupying an enviable position on the edge of the sought-after village of Shillingstone, within the beautiful North Dorset countryside, this delightful semi-detached cottage enjoys far-reaching rural views whilst offering stylish, turnkey accommodation throughout.

The centrepiece of the home is the new impressive open-plan kitchen, breakfast room and snug, created by combining the former kitchen and dining room into one superb family living space. The kitchen has been thoughtfully designed with a comprehensive range of built-in appliances, generous work surfaces and an attractive central island, making it ideal for both everyday family life and entertaining.

To the rear, the conservatory enjoys uninterrupted views across the surrounding countryside and provides an excellent additional reception room, complemented by a convenient ground floor cloakroom.

The separate sitting room is full of character and enjoys delightful views across the beautifully remodelled rear gardens, creating a peaceful setting in which to relax.

The first floor has been finished to an exceptional standard, with newly fitted bathrooms including a stylish en-suite shower room to the principal bedroom. The property has been fully redecorated throughout and benefits from new floor coverings, allowing the next owner to simply move straight in.





Outside, the garden has been thoughtfully redesigned to complement the property, while the substantial detached barn/garage offers excellent storage, workshop space or exciting potential for conversion to a home office, annexe, studio or holiday accommodation, subject to the necessary planning consents. Further useful outbuildings provide additional flexibility.

This is a rare opportunity to purchase a beautifully renovated country cottage in an outstanding rural setting, combining character, modern living and future potential.

Early viewing is highly recommended.  
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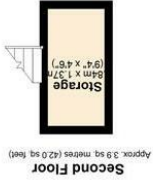
Area Map



| Energy Efficiency Rating                    |           |    |
|---------------------------------------------|-----------|----|
| EU Directive 2002/91/EC                     | Potential | 94 |
|                                             | Current   | 69 |
| England & Wales                             |           |    |
| Very energy efficient - lower running costs |           |    |
| (92 plus) A                                 |           |    |
| (81-91) B                                   |           |    |
| (69-80) C                                   |           |    |
| (55-68) D                                   |           |    |
| (39-54) E                                   |           |    |
| (21-38) F                                   |           |    |
| (1-20) G                                    |           |    |
| Not energy efficient - higher running costs |           |    |

Please contact our StQ Property Group Office on 0120287123 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Total area: approx. 188.6 sq. metres (2029.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for omission or misstatement. The 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.

Plan produced using PlanUp.