



The Street, Stour Provost

Asking Price: £250,000



## The Street, Stour Provost, Dorset, SP8 5RZ

- No Forward Chain •Charming Grade II Listed Cottage
- Delightful Rear Garden With Off Road Parking Potential
- Opportunity To Add Your Own Styling
- Popular Rural Village Within The Blackmore Vale
- EPC: Exempt

### LOCATION

The picturesque village of Stour Provost mostly consists of Grade II Listed attractive period houses and stone cottages. The village is conveniently located with close proximity of the A30 which provides easy road access to both Shaftesbury and Sherborne. Being a rare 'cul-de-sac' village and having no through traffic it sits in an elevated position above the River Stour in the area of The Blackmore Vale. The village is in a Conservation Area with a church and primary school whilst nearby, East Stour offers a very popular public house and successful farm shop and café.

The village hall is the heart of the community and regularly hosts all manner of events including quiz nights, exercise classes as well as a themed supper evenings. The nearby towns of Sturminster Newton, Shaftesbury and Gillingham provide a wide range of shops and facilities to meet every day needs with Gillingham having a Waitrose and mainline railway station (London Waterloo).

### DESCRIPTION

Situated in the heart of this popular Blackmore Value village and offered to the market with no forward chain is this charming, Grade II listed cottage that boasts an abundance of character features throughout whilst also enjoying a delightful rear garden and the potential of off-road parking.



### THE PROPERTY

Stepping into the main sitting room via the useful entrance porch, the room is dominated by a stunning inglenook fireplace whilst the space also plays host to exposed wooden beams and a stone flooring.

Further beyond and overlooking the rear garden is the kitchen; a wooden suite is set against a tiled backdrop with an inset Belfast sink and room for appliance spaces. Also located on the ground floor is the family bathroom that could benefit from modernisation.

Upstairs the space opens to a generous landing that could very comfortably be converted to a second bedroom whilst the main room is a bright, spacious room.







## OUTSIDE

Externally the property enjoys a wealth of delightful gardens that have been segregated into different areas to be enjoyed throughout the day.

A large patio gives the ideal platform for an alfresco dining set whilst steps lead to a lawn and further wild garden.

Of great benefit to the property is the direct access onto Church Lane which allows the potential for driveway parking.

## SERVICES

Mains water and electric are connected.

Drainage is provided via a shared septic tank with the neighbouring property.

## TENURE

Freehold.

## COUNCIL TAX

Dorset Council Tax Band C.

## VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

01747 213106

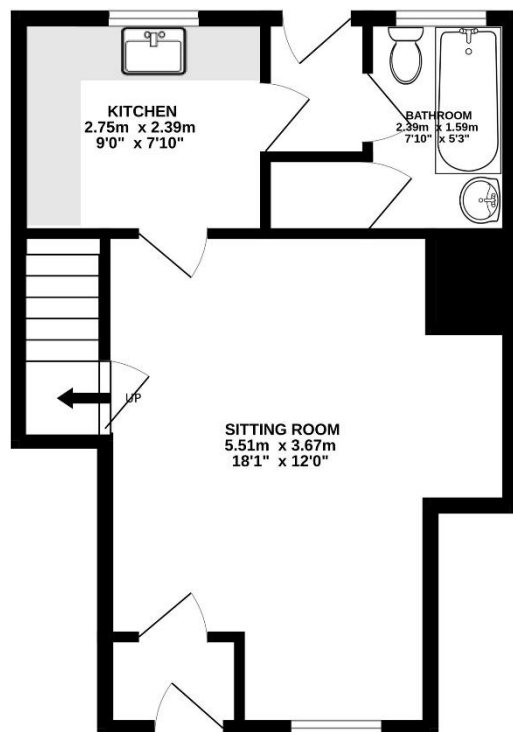
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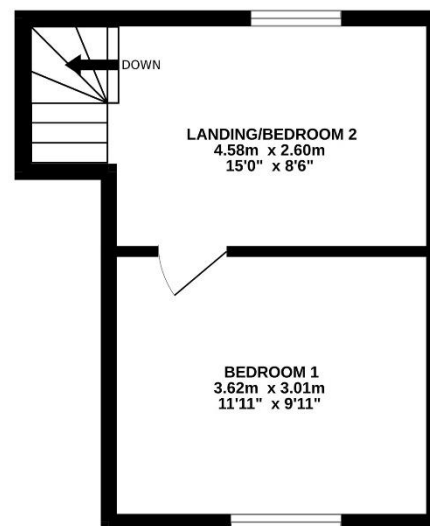




**GROUND FLOOR**  
37.1 sq.m. (400 sq.ft.) approx.



**1ST FLOOR**  
22.0 sq.m. (236 sq.ft.) approx.



**TOTAL FLOOR AREA : 59.1 sq.m. (636 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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**Important Notice**

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**16 April 2024**

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