



St. James Street, Shaftesbury

Asking Price: £325,000

St. James Street, Shaftesbury, Dorset, SP7 8HF

- Grade II Listed Cottage
- No Forward Chain
- Immaculate Presentation With A Delightful Blend Of Character Aspect & Modern Convenience
- Spacious Rear Garden With Outbuildings & Power
- Walking Distance To Shaftesbury Town Centre
- EPC: Exempt

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. The local road network offers strong connections to the other main towns in the region including Gillingham, Salisbury, Sherborne, Warminster and Yeovil as well as to the South Coast. In addition the A303 links with the M3 that makes London accessible for the motorist. There are railway stations at Gillingham (4.5 miles) and Tisbury (8 miles) with mainline services to London (Waterloo) and the West Country. Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Clayesmore, Sandroyd, Bryanston, and St Mary's amongst many others. Shaftesbury also offers several ways to explore the stunning countryside and traditionally English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their many miles of public footpaths and bridleways.

DESCRIPTION

Boatwrights of Shaftesbury are delighted to offer to the market this charming, characterful cottage located within the highly popular St James Street of Shaftesbury town centre. Beautifully blending the heritage of the Grade II Listed building with modern day convenience, this home is an exciting opportunity to purchase within a popular market town.



THE PROPERTY

Enjoying a cosy and inviting atmosphere, the accommodation includes a sitting room that features exposed beams, brickwork and a statement fireplace whilst a deep-set slate windowsill also makes for a pleasant feature.

The kitchen is as equally enticing with a recently installed suite to offer a Belfast sink and multiple appliance spaces set under wooden work surfaces and the stairs feature a glass balustrade for safety whilst also keeping a sense of space and light to the room.

Upstairs the property provides three bedrooms include a well-proportioned main bedroom, second room with built in cabin bed and a third room ideal as a cot room or home office space. The family bathroom completes the accommodation.





OUTSIDE

Externally the garden enjoys a multitude of seating areas, outbuildings complete with power and further spaces for vegetable or herbaceous growing.

TENURE

Freehold.

SERVICES

All mains services are connected.

COUNCIL TAX

Dorset Council Tax Band C.

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

01747 213106

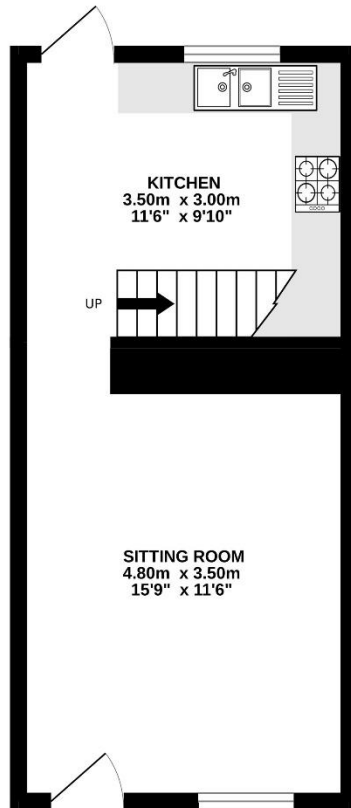
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GROUND FLOOR
25.9 sq.m. (279 sq.ft.) approx.



1ST FLOOR
31.5 sq.m. (339 sq.ft.) approx.



TOTAL FLOOR AREA : 57.4 sq.m. (618 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

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.
17 April 2024

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