



**Longcross, Shaftesbury**

**Guide Price £650,000**

## Longcross, Shaftesbury, Dorset SP7 8QP

- Substantial, Spacious & Charming Home
- Over 3500 Sq Ft Of Flexible Accommodation
- In Need Of Modernisation Throughout
- Additional 1.5 Acre Paddock Available By Separate Negotiation
- Seven Bedrooms & Five Bathrooms
- Ample Off Road Parking & Double Garage
- Private, Attractive Gardens
- EPC: D

### THE PROPERTY

Welcome, to 18 Longcross, A substantial detached home located on the outskirts of Shaftesbury boasting an impressive amount of accommodation arranged over two floors. With over 3500 sq.ft of living spaces, this property has endless possibilities and could suit all manner of situations. Briefly comprising a entrance porch, drawing room, dining room, study, sitting room, drawing room, kitchen/breakfast room, seven bedrooms and five bathrooms. Put simply, this house is a fantastic opportunity.

### LOCATION

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.

Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Clayesmore, Sandroyd and Bryanston amongst many others.



### OUTSIDE

Externally, 18 Longcross continues to impress. To the front of the property is ample off road parking for several vehicles as well as a double garage that offers both power and lighting as well as up and over doors.

The gardens are to the rear of the house and are predominantly laid to lawn. In addition are several established specimen trees as well as mature shrubbery and flower beds. There are also several raised vegetable beds for those with green fingers and a pleasant view of the neighbouring countryside can also be enjoyed throughout the seasons.





## SERVICES

All mains services are connected.

## TENURE

Freehold.

## LOCAL AUTHORITY

Dorset Council, Band F.

## VIEWINGS

Strictly by appointment, only with Boatwrights Estate Agents.

01747 213106

[sales@boatwrights.co.uk](mailto:sales@boatwrights.co.uk)

[www.boatwrights.co.uk](http://www.boatwrights.co.uk)

## AGENTS NOTE

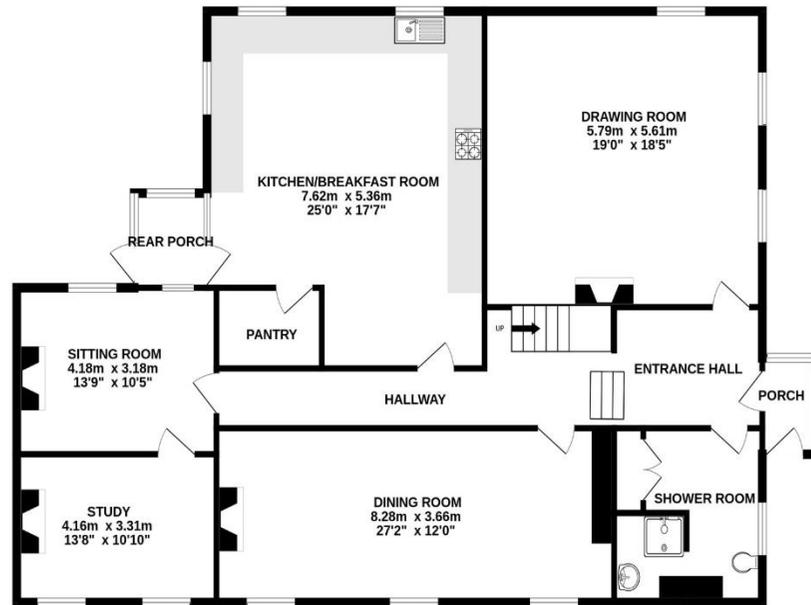
We would like to make potential Purchasers aware that the Seller has had Planning Permissions Granted to transform the property into two separate Cottages should this be desired.

Those wanting more information should visit the Dorset Planning Portal and search Planning Number P/FUL/2025/00566.

Boatwrights would also like to inform potential Purchasers the Seller is also prepared to sell an additional 1.5 acre Paddock at the rear of the property by separate negotiation.



**GROUND FLOOR**  
154.5 sq.m. (1663 sq.ft.) approx.



**1ST FLOOR**  
153.7 sq.m. (1654 sq.ft.) approx.



**TOTAL FLOOR AREA : 308.2 sq.m. (3317 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.  
Made with Metropix ©2025

**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.

28 April 2025