



Birdbush, Ludwell

Asking Price: £450,000

Ansty Coombe Cottage, Birdbush, Wiltshire, SP7 9NH

- Charming & Characterful Detached Cottage
- Enviably Plot Totalling Approx. 0.2 Of An Acre
- Abundance Of Period Features Throughout
- Two Bedrooms & One Bathroom
- Attractive Gardens
- Exceptional Views Of Surrounding Countryside
- Off Road Parking
- EPC: E

LOCATION

The beautiful village of Ludwell is tucked away in a sheltered valley and benefits from a prize winning Post Office and General Store, family butcher, pub, farm shop and an excellent Primary School. Further benefits include stunning countryside walks, riding, fishing and cycling. The Saxon market town of Shaftesbury is located just 2 miles away and has an extensive variety of services to cater for many requirements including supermarkets, a hospital, doctors surgery, post office, green grocers and restaurants and an arts centre to name but a few.

The area has strong communication links with the A30 providing access to both the A350 leading to the coast and the A303 providing access to London and the South West. A mainline railway station serving London Waterloo is located in the nearby village of Tisbury and a regular bus service to Shaftesbury and Salisbury can be found in nearby Donhead St Mary.

THE PROPERTY

Enjoying uninterrupted views of surrounding countryside as well as a Win Green Down, this utterly charming thatch cottage offers a variety of living spaces as well as numerous outbuildings and workshops positioned throughout the plot.

The accommodation itself is steeped in character and charm with plentiful features such as the low cottage ceilings, exposed beams and open fireplace whilst still offering a warm and inviting atmosphere. Predominantly laid over one floor, the rooms include a kitchen with separate utility room, sitting room and further dining room, comfortable double bedroom and shower room. Upstairs boasts a further double bedroom with inviting views.



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OUTSIDE

Externally, the charm and heart-warming spaces continue with a stunning sun terrace covered by a beautiful wisteria that can be accessed from the additional reception room.

In turn is an absolutely wonderful garden bursting with colour and vibrant planting as well as established lawn and specimen trees including several soft fruit trees. The garden presents a private and welcoming outside space that can be enjoyed throughout the seasons.

To the south east is a breathtaking view countryside view looking to Win Green Down, Compton Abbas Airfield and beyond. In addition, the garden offers numerous timber framed structures ideal for storage or space for workshops

SERVICES

Main water and electricity is present at the Cottage. Drainage is in the form of a septic and there is also a well-maintained oil fired central heating system.

TENURE

Freehold.

LOCAL AUTHORITY

Wiltshire Council, Band B.

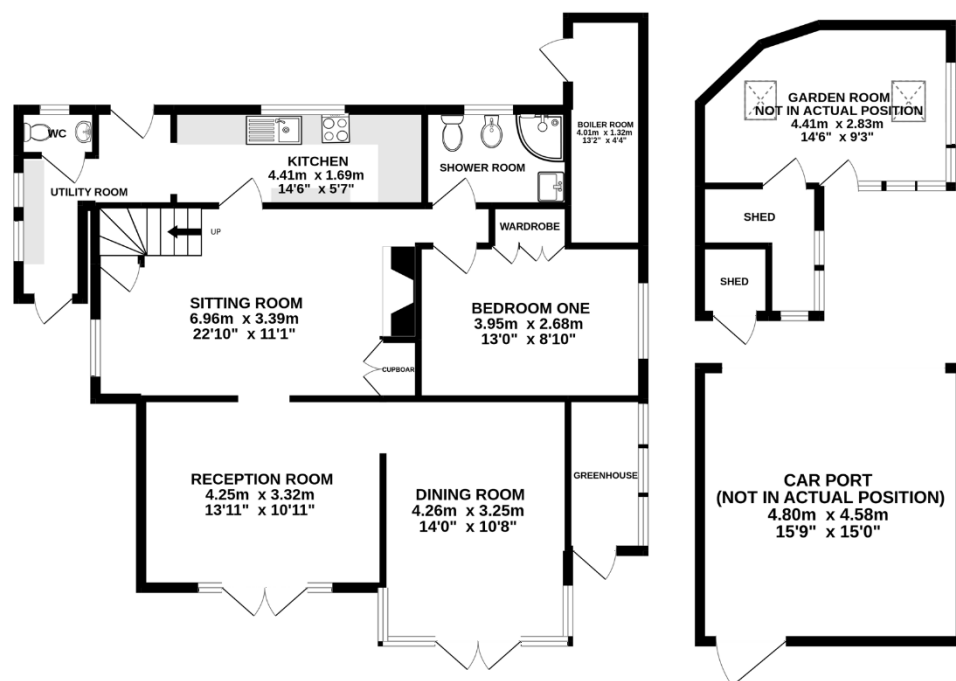
VIEWINGS

Strictly by appointment, only with Boatwrights.
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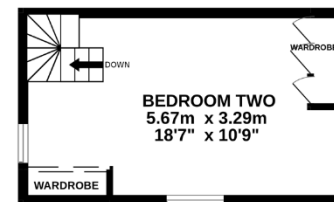




GROUND FLOOR
123.8 sq.m. (1332 sq.ft.) approx.



1ST FLOOR
18.6 sq.m. (200 sq.ft.) approx.



TOTAL FLOOR AREA : 142.4 sq.m. (1533 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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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.

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