



HEATHFIELD

ELM HILL, MOTCOMBE, DORSET, SP7 9HL

Boatwrights
Estate Agents





HEATHFIELD

Elm Hill, Motcombe, Dorset, SP7 9HL

Summary Of Accommodation

- A Fantastic Smallholding Within This Highly Sought After North Dorset Village
- Four / Five Bedrooms & Two Bathrooms
- Over 4000 Sq Ft Of Flexible Accommodation Space
- Wonderful Kitchen / Breakfast Room
- Family Room & Study
- Total Grounds Of Approx. 2.1 Acres
- Private, Attractive Gardens
- Multiple Upgraded Outbuildings With Further Potential
- Ample Off Road Driveway Parking & Double Garage
- EPC: Awaiting

The Property

Welcome, to the fantastic, Heathfield.

Located within the beating heart of this thriving North Dorset Village, this stunning smallholding has been meticulously updated by the current owner to now present an excellent home both inside and out.

Internally, the property offers a superb space that is laid out intelligently over two floors. Presented immaculately throughout, Heathfield briefly comprises an entrance hall, sitting room, kitchen breakfast room, family room, utility, conservatory, four upstairs bedrooms with an en suite to the main room and a further bathroom. There is also an option for a fifth bedroom should it be required or indeed a study on the ground floor.

Tenure: Freehold

Services: All mains services are connected.

Local Authority: Dorset Council, Band F.

Viewing: Strictly by appointment only with Boatwrights in Shaftesbury. 01747 213 106. www.boatwrights.co.uk
sales@boatwrights.co.uk





Location

The delightful, rural village of Motcombe sits on the northern edge of Shaftesbury and benefits from a locally run popular community shop, a memorial/village hall which hosts a variety of activities, a traditional country pub and a bus service that runs to and from Shaftesbury - Gillingham.

On the outskirts of Motcombe is one of the county's most prestigious preparatory schools in Port Regis which has been rated Excellent by the Independent Schools Inspectorate.

The nearby town of Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred, whilst an eclectic mix of independent shops brings a vibrancy to the town. Again, there is a mix of schools for all ages in the town as well as leisure facilities and larger retail stores for every day convenience. Located to the North is Gillingham, a larger town with a comprehensive mix of schooling, retail and leisure facilities along with a mainline train station.

Outside

Externally, Heathfield continues to impress.

The property possesses traditional, colourful gardens both to the front and rear, as well as an ample driveway that provides an excellent level of parking.

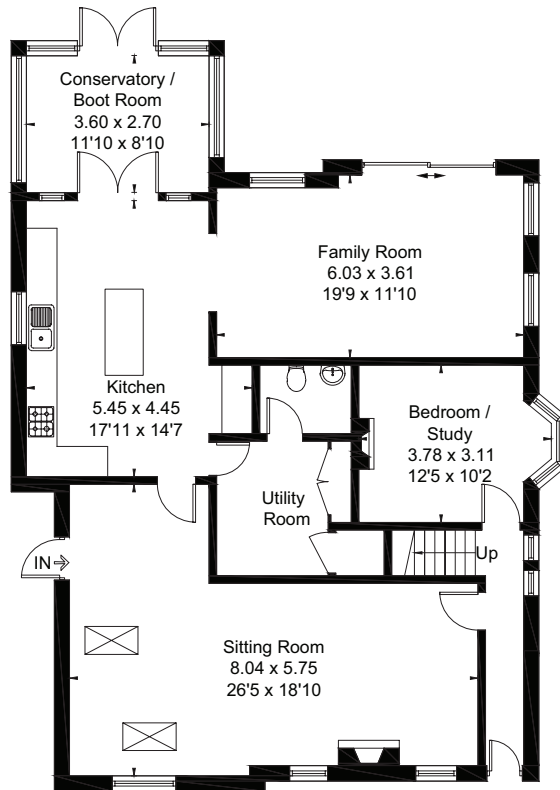
Currently, the Land has been split into several parcels to accommodate livestock, grazing and an orchard with poultry polytunnels and pig pens. The drainage has been upgraded as well as significant improvements to the fencing and outbuildings.

The outbuildings offer all manner of possibilities, but currently present as a double garage, workshop, multiple stores, feed store and animal pens.

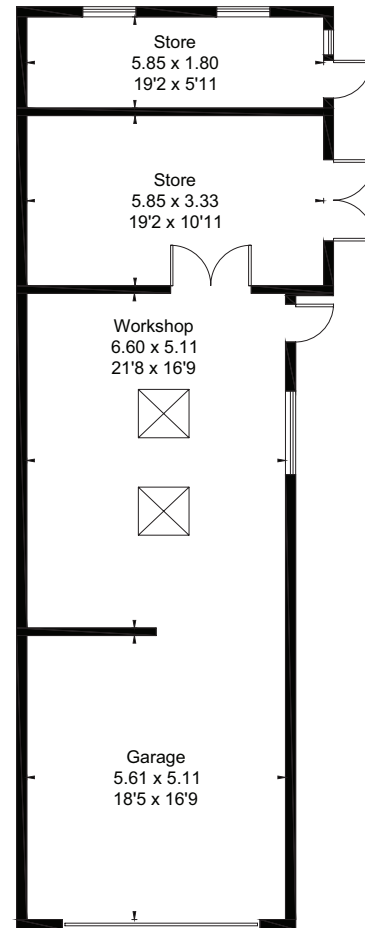




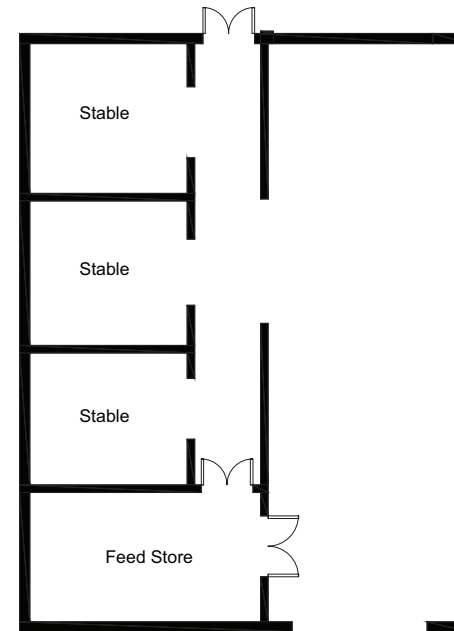
Approximate Floor Area = 375.3 sq m / 4040 sq ft



Ground Floor

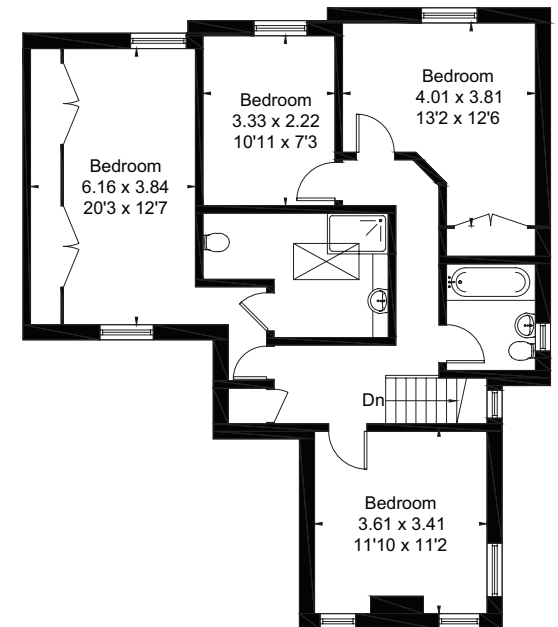


(Not Shown In Actual Location / Orientation)



Barn

(Not Shown In Actual Location / Orientation)



First Floor



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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. DAY MONTH 2019