



Longcross House, Shaftesbury

Guide Price £850,000

Longcross House, Long Cross, Shaftesbury, Dorset, SP7 8QP

- Attractive Grade II Listed Property In Need Of Modernisation Throughout
- Perfect Project House · Approx. 8 Acres Of Grounds & Land
- Over 4000 Sq. Ft Of Flexible Accommodation · Barn Offering Further Potential STP
- 7 Bedrooms, 2 Bathrooms & 5 Reception Rooms
- Stunning Countryside Views
- Off Road Parking · Outbuildings ·
- EPC: Exempt ·

LOCATION

The North Dorset Saxon hilltop market town of Shaftesbury is famed for the steep cobbled street of Gold Hill, which remains a popular and historic attraction. The town's rich history reaches back to King Alfred, who founded a nunnery there in 888. Shaftesbury is a delightful, community-oriented town with an attractive and bustling high street. Everyday requirements are catered for by a farmers market, cafés and various retail shops; there is a veterinary practice and good cottage hospital. Shaftesbury is well connected by road to Gillingham, Salisbury, Sherborne, Warminster and Yeovil, as well as to the south coast. Its proximity to the A303 makes London accessible for the motorist.

Railway stations at Gillingham (4.5 miles) and Tisbury (8 miles) offer frequent, mainline services to London (Waterloo) and the west country. The area's wide appeal to families is enhanced by the choice of excellent local state and independent schools, which include Shaftesbury, Port Regis, Sherborne, Gillingham and Bryanston.

Shaftesbury offers tranquil, glorious countryside with miles of public footpaths and bridleways, and is nestled among a host of traditionally English villages to explore in Blackmore Vale, Cranborne Chase and Wiltshire Downs



THE PROPERTY

Believed to date back to c.1750, the very special Longcross House has come to the market for the first time in over forty years. In need to modernisation throughout, the main house offers a wealth of accommodation space including seven bedrooms, five reception rooms and two bathrooms.

All rooms are of an excellent size and nature as well as providing characterful period features. In addition, externally is a barn that presents all manner of possibilities as well as several outbuildings that includes stores and a workshop.





OUTSIDE

Externally, Long Cross House continues to impress. Initially, from the A30, there is off road parking for several vehicles via a tarmacadam driveway.

In turn is an immediate garden that is full of colour and life as well as mature vibrant shrubbery, specimen trees and established lawns. In addition is approximately 8 acres of predominantly pasture land but could well be used for equine or livestock purposes.

SERVICES

Mains water, electricity and drainage are present.

TENURE

Freehold.

LOCAL AUTHORITY

Dorset Council, Band F.

VIEWINGS

Strictly by appointment, only with Boatwrights.

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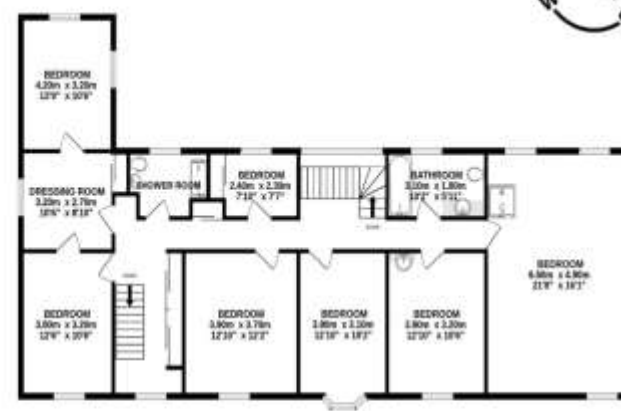
BARN
115.9 sq.m. (1248 sq.ft.) approx.



GROUND FLOOR
150.2 sq.m. (1617 sq.ft.) approx.



1ST FLOOR
142.3 sq.m. (1532 sq.ft.) approx.



TOTAL FLOOR AREA : 408.5 sq.m. (4397 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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