



**HARTGROVE**

**Boatwrights**  
Estate Agents





# THE LONG BARN

Hartgrove, Shaftesbury, Dorset,  
SP7 0AS

## Summary Of Accommodation

A Truly Exceptional Home In A Stunning Location  
| Four Bedrooms, 1 Bathroom & 2 Shower Rooms |  
Beautiful Open Plan Living Area | Approx. 2000 sq.  
ft. Of Accommodation | One of Three Individual  
Builds By Highly Regarded Developer | Stunning  
Countryside Views | Attractive Landscaped Gardens &  
Shepherds Hut | Car Barn & Garage | EPC: C

## The Property

Situated within the fabulous rural hamlet of Hartgrove, The Long Barn, constructed by an award-winning local developer in 2020 occupies a sizeable and enviable plot benefitting from breathtaking views and superb modern, contemporary, living spaces. Offering approx. 2000 sq. ft of high-quality accommodation including a fantastic open plan high specification kitchen, dining, living space complete with bi-folding doors and a superb amount of natural light, the main living room is simply amazing. In addition are four excellent sized bedrooms including a charming principal room complete with dressing area and en suite facilities. A further family bathroom and shower room and a utility room are also present to complete the internal accommodation. Other elements of note is underfloor heating throughout, electronically controlled skylights and a log burning stove.

## Services:

Mains water and electricity are connected. LPG gas is connected and provides the heating for the property. A sewerage treatment plant is present as well as an electric car charging point.

## Local Authority:

Dorset Council, band E.

## Tenure:

Freehold









## Outside

The quality and bespoke nature of The Long Barn continues outside with the external appearance maintaining the same high standard. Approached via a gravelled driveway, the parking area provides ample space for several vehicles. The car barn/garage was designed so that additional office/studio space can be created above with views over Melbury Hill. To the front of the property is a beautifully landscaped garden that perfectly compliments the entrance of the property. At the rear, the predominantly westerly facing garden has been tastefully landscaped by the current owners to create a welcoming, attractive and peaceful outside space that can be enjoyed throughout the seasons. The landscaping includes vegetable beds, a pergola with climbing roses, sun terraces and gravel pathways. In addition is a Shepherds Hut constructed by The Dorset Hutmaker that benefits from a woodburning stove and a pull out double bed. The countryside views of the undulating North Dorset landscapes leading up to Shaftesbury are absolutely wonderful and provide a feeling of tranquillity and compliment the property itself perfectly.

## Location

Located in the parish of Fontmell Magna and situated to the southwest of Shaftesbury, Hartgrove is a peaceful and pretty hamlet benefiting from views across the Blackmore Vale, Melbury Down and Shaftesbury. A tranquil settlement offering beautiful undulating North Dorset countryside, as well as brilliant access to Shaftesbury and Sturminster Newton. The 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, 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 (8miles) 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, Claysmore, 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.

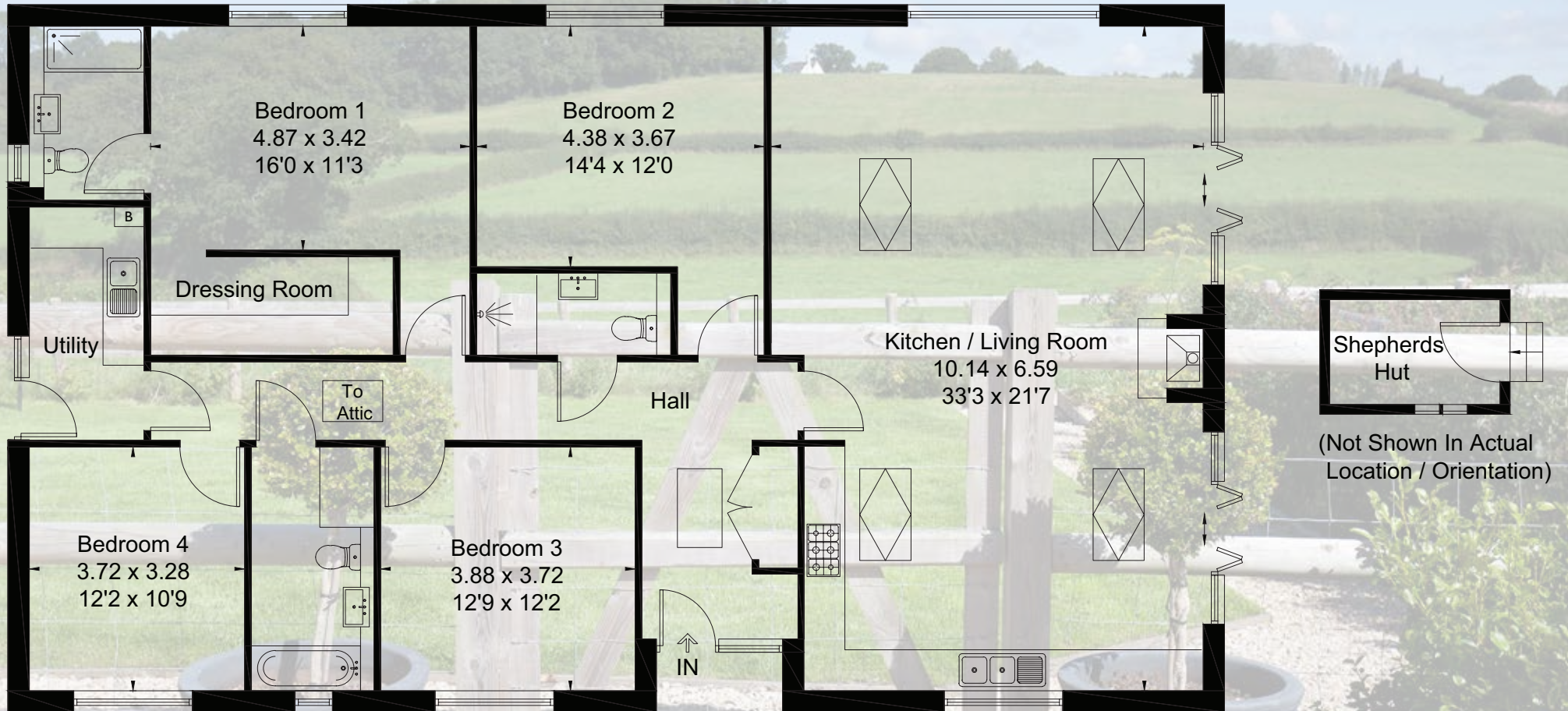








Approximate Area = 180.0 sq m / 1937 sq ft



**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 August 2023

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