



Salisbury Street, Shaftesbury

Asking Price: £400,000

Salisbury Street, Shaftesbury, Dorset, SP7 8EL

- **Period Home Located Within Shaftesbury Town Centre**
- **Flexible Accommodation To Suit A Variety Of Homeowners**
- **Immaculately Presented Throughout**
- **Courtyard Garden With Views Across The Blackmore Vale**
- **Open Plan Living With An Elevated Kitchen Dining Area**
- **Many Characterful Features Throughout** • **No Forward Chain** • **EPC: C**

LOCATION

The North Dorset 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 farmers' market, cafés, charity shops, various retail shops, veterinary practise 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. 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 miles of peaceful public footpaths and bridleways.

THE PROPERTY

A charming stone-built character home is ideally located in the heart of the town centre, offering both convenience and character. With its traditional stone façade and rustic appeal, the property seamlessly blends period features with modern living.

At the heart of the accommodation is the open-plan living area that creates a spacious and inviting atmosphere perfect for both relaxation and entertaining. The light-filled space flows effortlessly, enhancing the home's warm and welcoming vibe, complimented by the remote controlled, log effect gas fire found within the sitting area whilst the bespoke made conservatory, complete with French Doors leading onto the courtyard, adds flexibility to the home. A beautifully integrated kitchen, featuring a stunning Range cooker, is finished with elegant stone flooring, which matches the home's natural aesthetic and adds a timeless quality to the space. With plenty of storage and worktop space, it offers a practical yet stylish environment for preparing meals and hosting guests. A useful utility room, complete with WC, concludes the charming ground floor accommodation.

The property boasts three well-proportioned bedrooms with the main bedroom being generously sized, with ample storage space and lovely views of the surrounding rooftops and Blackmore Vale beyond. The additional two bedrooms are versatile and ideal for children, guests, or as a home office and it should be noted that the second bedroom has been enhanced by bespoke fitted cupboards and shelving that span the width of the room. A stylish family bathroom completes the accommodation and features contemporary fixtures and fittings with a double width walk-in shower.





OUTSIDE

An enclosed courtyard creates a charming space to be dressed with potted plants and various climbers whilst still maintaining room for an outdoor dining set.

COUNCIL TAX

Dorset Council Tax Band C.

SERVICES

All mains services are connected.

TENURE

Freehold.

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.

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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.
04 February 2025

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