

# SHEPHERD'S SHELTER

MILKWELL, DONHEAD ST ANDREW, SHAFTESBURY



**RV**  
RURAL VIEW



# SHEPHERD'S SHELTER

Milkwell, Donhead St Andrew, Shaftesbury, SP7 9LQ

A CHARMING PARTLY THATCHED COTTAGE ENJOYING AN ELEVATED POSITION  
WITH A STUNNING RURAL OUTLOOK OVER THE COUNTRYSIDE BEYOND.

Porch | Entrance Hall | Sitting room | Dining room | Kitchen | Downstairs bathroom

Three bedrooms | WC/basin

Garden | Summer house | Garage | Parking



**RV** RURAL VIEW

The Loft, Tisbury, Wiltshire, SP3 6JG

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### SITUATION

The property is situated in the much sought after village of Donhead St Andrew which is renowned for its pretty houses and cottages, beautiful countryside and excellent pub, The Forester. The neighbouring village of Ludwell has an award-winning village shop, butchers, primary school and pub. Tisbury is nearby offering a range of independent shops and amenities including a sports/community centre, doctors' and dental surgeries, garage, vets, a mainline rail station with direct service to London Waterloo. Tisbury is also home to Messums, a contemporary arts centre housed in an ancient thatch tithe barn.

The Saxon hilltop market town of Shaftesbury is just 4 miles away and has a good choice of shops, supermarkets and restaurants, a secondary school, cottage hospital and the picturesque steeply cobbled street of Gold Hill. The cathedral city of Salisbury has comprehensive shopping, arts and leisure facilities and a district hospital. The other principal towns

including Bath, Blandford, Gillingham, Sherborne and Warminster are all linked via the local road network as is the South Coast. Whilst the West Country, London and motorway network are accessible via the A303/M3.

The cottage is located within an Area of Outstanding Natural Beauty where the Nadder Valley meets the Chalke Valley in the lee of the rolling downland of the Cranborne Chase and is an excellent base from which to explore many miles of local footpaths and bridleways. There are a variety of rural pursuits available including walking, riding, cycling and field sports. Sailing can be found at Shearwater near Warminster, horse racing is at Salisbury, Bath and Wincanton. Golf courses at Toller Royal, Warminster and Salisbury, There are several excellent dining pubs in the vicinity as well as many places of interest such as the Longleat Estate, Old Wardour Castle, Stourhead Gardens, Wilton House and the Fovant Badges.



### PROPERTY

Shepherd's Shelter is a charming cottage enjoying an elevated position in this very popular Nadder valley village. The original thatch cottage has been extended twice in previous years but now offers opportunity for further updating and renovation.

The ground floor comprises a covered porch area and hallway with attractive parquet flooring. Off the hall is the sitting room with parquet flooring and a stone surround fireplace with open fire. French doors lead from the sitting room out to the paved terrace and garden beyond. There is a large picture window in the sitting room from which to enjoy the views. The dining room has a slate floor and what was previously a large inglenook fireplace with a bread oven and the kitchen is accessed through the original inglenook fireplace. The kitchen has fitted floor units with worktops, the floor is slate tiled and there is a stable door leading to the outside. The main bathroom is downstairs.



There are three bedrooms upstairs, off the landing is a wc and basin. Bedroom number three is accessed through bedroom two.

#### **OUTSIDE**

The garden is to the side of the property, mainly laid to lawn with mature hedges and shrubs creating a secluded area. There is a paved terrace area outside the sitting room and a summer house. Down the steps from the garden leads to off road parking and a single garage.

#### **DIRECTIONS (FOR SATNAV THE POSTCODE IS SP7 9LQ)**

From Tisbury proceed south via Ansty to the A30, turn right towards Shaftesbury passing the Ansty PYO and both left hand turnings to Berwick St. John and right turn to Overway Lane. Continue down Brook Hill and in the dip at the small crossroads and by a large white house (on right) turn right off A30 continue for approximately 0.3 miles along Milkwell and Shepherd's Shelter can be found on the right. Pull into the parking area by the garage and walk-up the steps to the cottage.

#### **TENURE**

Freehold.

#### **SERVICES**

Mains water and electricity. Mains Drainage. Oil fired boiler for heating and water.

#### **LOCAL AUTHORITY**

Wiltshire County Council

#### **OUTGOINGS**

Council tax band E

#### **EPC**

Rating - F

#### **FIXTURES AND FITTINGS**

Unless specifically mentioned all fixtures & fittings and garden statuary are excluded from the sale. Some items may be available by separate negotiation.

#### **VIEWINGS**

Strictly by appointment with Rural View.





## MAIN HOUSE

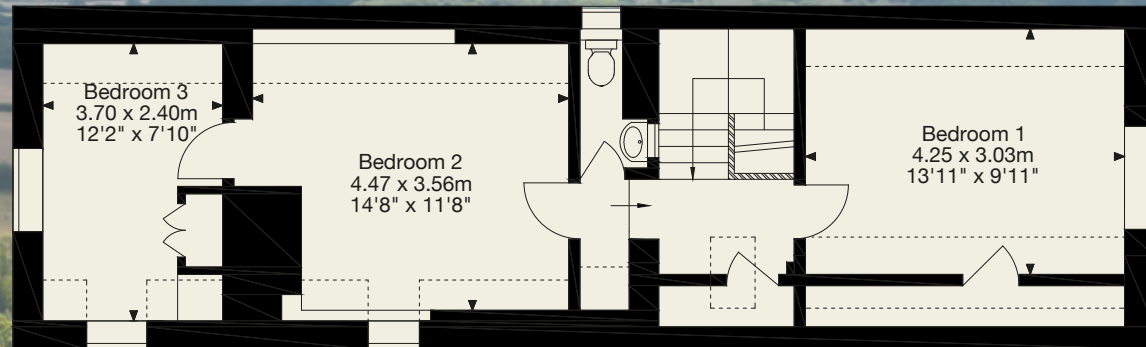
1,280 Sq Ft - 119 Sq M

## GARAGE

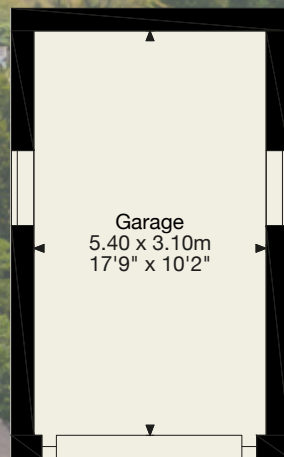
180 Sq Ft - 17 Sq M

## TOTAL

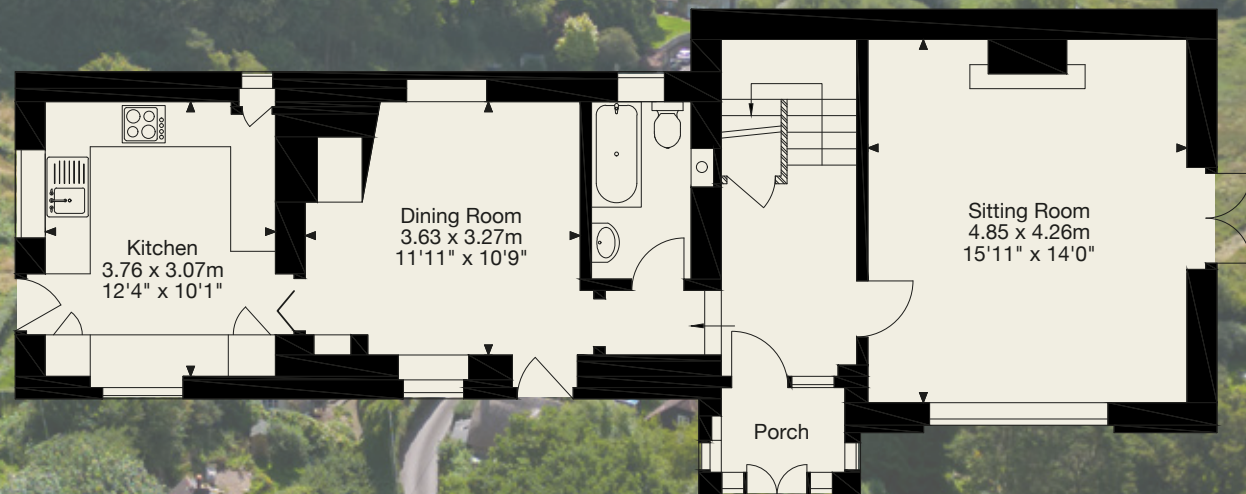
1,460 Sq Ft - 136 Sq M



First Floor



Garage



Ground Floor

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