



RV RURAL VIEW

Bay Cottage
Ashmore - Dorset

Bay Cottage
Green Lane
Ashmore
Salisbury SP5 5AQ

A charming Grade II Listed thatched period cottage with a good-sized garden situated in an idyllic setting overlooking the pretty pond of a sought-after North Dorset village

- Nearby Access to Country Walks
- Double Aspect Sitting Room
- Kitchen/Dining Room
- Three Double Bedrooms & Two Bathrooms
- Rear Hall/Utility Area
- Southerly Facing Garden
- Double Garage, Parking & Storage Sheds

Viewing strictly by appointment via
Sole Agents Rural View (Salisbury) Ltd
01747 442500
admin@ruralview.co.uk

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Situation Bay Cottage is situated in an iconic position overlooking the village pond in the sought-after rural community of Ashmore, reputed to be the highest village in Dorset and close to its border with Wiltshire. Ashmore is centred around the pretty pond which is the focus of a historic midsummer celebration know as 'The Filly Loo'. The villages of Ludwell (3.5 miles) and Sixpenny Handley (6 miles) both have shop/post offices, butchers' and primary schools whilst two well respected dining pubs, The King John and The Museum can be found in the nearby villages of Tollard Royal and Farnham respectively.

The Saxon hilltop market town of Shaftesbury (6 miles) and the Georgian market town of Blandford Forum on the River Stour (9 miles) have a good range of independent shops, supermarkets, eateries, secondary schools, cottage hospitals and leisure facilities with the former famous for its picturesque, steeply cobbled street of Gold Hill. Tisbury (9 miles) has a railway station with direct services to London (Waterloo) and the West Country. The local road network gives access to the other towns in the area including Bath, Gillingham, Salisbury, Sherborne and Warminster as well as to the South Coast whilst the A303 trunk road links with the M3 motorway, making London accessible for the motorist. Many families are drawn to the area by the quality of village life and choice of highly regarded schools in both the state and private sectors.

Located in the Cranborne National Landscape, an International Dark Skies Reserve, Ashmore is surrounded by the beautiful undulating downland countryside on the Dorset/Wiltshire border and is close to the National Trust owned prominent landmark of Win Green which is just 2 miles from the cottage. This is an ideal base for a variety of rural pursuits such as walking, riding and cycling as well as traditional field sports. There are golf courses at Tollard Royal, Salisbury, Blandford and Warminster with racing at Bath, Salisbury and Wincanton and in the vicinity are several places of interest such as Old Wardour Castle, the Longleat Estate, Sherborne Castle, Stourhead Gardens, Wilton House and the Fovant Badges.



Property Bay Cottage is an attractive detached Grade II Listed cottage thought to date from the 17th Century and built with a mix of stone and flint external elevations with brick detailing under a thatched roof. Internally the property has retained much of its period character and although modernised over the years, allows scope for further updating and the opportunity for a new owner to create the perfect rustic home located in an idyllic rural village setting overlooking a chocolate box pond.

The accommodation on the ground floor comprises a small entrance hall giving access to the double aspect sitting room which overlooks the pond to the front and the garden at the rear. The kitchen/dining room has a beamed ceiling, fitted cupboards, double oven and hob with access beyond to a pantry/rear hall and lobby and on to a bathroom. Upstairs is a long landing leading to the three double bedrooms and a second bathroom.

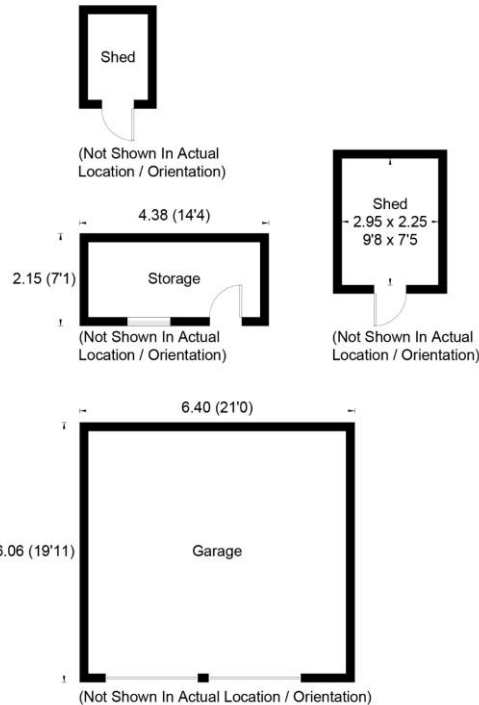
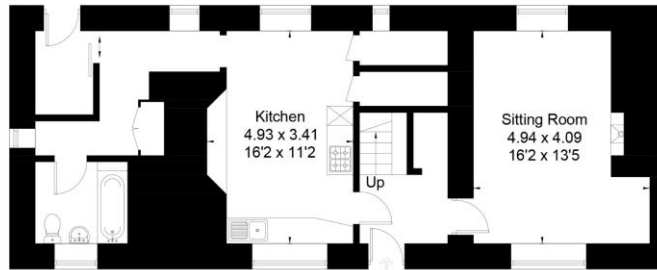
Outside The front of the cottage is bordered by a stone wall with picket gate leading to the small front garden. The generously sized and delightful Southerly facing rear garden is mainly laid to lawn with flower, shrub and rose borders, a terrace to the back of the house ideal for al fresco dining, garden sheds and ornamental trees. At the side of the property is a drive providing off-street parking and leading to a double garage and a useful outbuilding.



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Outbuildings = 40.9 sq m / 440 sq ft
Total = 191.3 sq m / 2059 sq ft
(Including Garage / Excluding Sheds)



Directions Heading West on the A30 from Salisbury, proceed to Ludwell, take the turning on the left into Dennis Lane signed to Tollard Royal & Ashmore. Carry on up the hill past Win Green and at the crossroads turn left on to the B3081 towards Tollard Royal and shortly afterwards take the turning on the right to Ashmore. At the village pond turn left and the property will be on the right by the pond.

SatNav: SP5 5AQ What3Words: slick.sprayer.heave

Services Mains electricity & water, private drainage, oil fired heating

Broadband Standard: 1 Mbps, Superfast: 80 Mbps, Ultrafast 1,000 Mbps (Ofcom)

Local Authority Dorset Council 01305 221000 - Council Tax Band F

EPC Energy Efficiency Rating As a Listed property, it is EPC exempt

Tenure Freehold



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #94186