

# 41 THE PUMP YARD

SHAFTESBURY, DORSET



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St James Street, Shaftesbury, Dorset SP7 8HF

Gillingham Station 5 miles, Tisbury 8.5 miles, Blandford Forum 12.5 miles, Salisbury 21 miles

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An absolutely charming refurbished Listed cottage with bags of character situated in a pretty courtyard setting in a historic part of Shaftesbury

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Cosy Beamed Sitting Room | Custom Designed Kitchen/Breakfast Room

Two Double Bedrooms | Luxuriously Appointed Bathroom

Detached Garden Ready to be Landscaped & Stocked

Outbuilding Store/Shed | Former Outhouse

Close to Gold Hill, the Town Centre & Countryside Walks



**RV** RURAL VIEW

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## SITUATION

The Pump yard is a small three-sided gated courtyard of exquisitely pretty cottages built in the late 17<sup>th</sup> and early 18<sup>th</sup> centuries around what is now a communal lawn with an ancient hand pump. Situated in the sought-after St James area of Shaftesbury, the centre of this Saxon market town is a short but steep walk up the famously iconic and picturesque cobbled street of Gold Hill.

At one end of St James Street is a park, playground and the Two Brewers pub whilst at the other end is a primary school and church. There are also footpaths that lead up to Park Walk from which to enjoy panoramic views over the undulating North Dorset countryside and goes past Shaftesbury Abbey Museum to the High Street. The historic town has associations with King Alfred and is known in literature as Thomas Hardy's 'Shaston'.

Shaftesbury hosts a twice weekly market and has an excellent range of independent shops, boutiques, cafes, restaurants and inns. There is also a choice of supermarkets, doctors and dentist surgeries, a cottage hospital, arts centre, sports facilities and reputable primary and secondary schools.

The local road network connects with the other towns in the region including Bath, Blandford, Gillingham, Salisbury, Sherborne, Warminster and Wincanton as well as to the South Coast. There are railway stations at Gillingham (5 miles) and Tisbury (8 miles) with services to London (Waterloo).

Shaftesbury is an ideal base from which to explore the beautiful countryside of the Blackmore Vale, Cranborne Chase and the downland of South Wiltshire and for a variety of rural pursuits such as walking, riding and cycling as well as traditional field sports. There are golf courses at Blandford, Salisbury, Tolland

Royal and Warminster with racing at Bath, Salisbury and Wincanton. There are many places of interest to visit in the locality such as Old Wardour Castle, the Longleat Estate, Sherborne Castle, Stourhead Gardens, Wilton House, Hambleton Hill and Kingston Lacy.

## PROPERTY

41 The Pump Yard is a Grade II Listed small but idyllic end-of-terrace period cottage with painted greenstone external elevations under a clay tiled roof. In recent years the property has been sympathetically refurbished and improved to a high standard with great care taken to create a beautifully presented home with modern fittings whilst retaining its intrinsic charm with character features such as quarry tiled floors, beamed ceilings and window seats.

Amongst the works carried out by respected local tradesmen has been the building of a new chimney, installation of a woodburner and flue, damp proofing, new lime rendering to the internal ground floor, roof repairs, an electrical upgrade to the ground floor, additional loft insulation and timber treatment. Reclaimed materials have been used where appropriate. The result is a delightful home which is ideal as a full-time residence, weekend retreat or rental opportunity.

The accommodation on the ground floor comprises a cosy sitting room with a wood burner and storage area, a rustic style kitchen with bespoke wooden units and small breakfast area, an attractively fitted bathroom with a bath and overhead shower and a utility/storage cupboard. Upstairs are two delightful bedrooms overlooking the Pump Yard.

## OUTSIDE

A shared path leads to a private brick built shed/store, an obsolete outhouse and on to an area of garden with a blue picket fence. The garden is currently overgrown but offers the opportunity to be taken in hand, landscaped and stocked.

## DIRECTIONS (SP7 8HF)

At the Royal Chase roundabout in Shaftesbury where the A350 meets the A30, take the exit into Salisbury Street towards the town centre. Take the first turning on the left into Lower Blandford Road, pass the back of Shaftesbury School and turn right into Hawksdene Lane following it downhill. Continue into Layton Lane and on to St James Street. The Pump Yard will be on the right shortly after the play park.

What3words: sizes.polar.another

## TENURE

The tenure of the property is freehold.

## SERVICES

Mains water, electricity and drainage, electric heating and hot water.

## LOCAL AUTHORITY

Dorset Council.

## OUTGOINGS

Council tax band C

## EPC

F (37) - Please refer to the agents for the complete certificate.

## BROADBAND

Download speeds from Ofcom:  
Standard 17Mbps, Superfast 79Mbps, Ultrafast 1800Mbps

## VIEWINGS

Strictly by appointment with Rural View.

