

HILL HOUSE

CANN COMMON, DORSET



RV RURAL VIEW

A handsome family house with elegant rooms, beautifully landscaped gardens, paddocks and superb views.





Shaftesbury 2 miles, Tisbury Station 9 miles (London Waterloo
1 hour 50 mins) Gillingham 6.5 miles, Salisbury 21 miles

HILL HOUSE

Cann Common, Nr Shaftesbury
Dorset, SP7 0DL

A handsome family house with elegant
rooms, beautifully landscaped gardens,
paddocks and superb views.

Hall | Drawing room | Dining room | Study
Kitchen / Breakfast room | Boot room | WC

Bedroom 1 with en-suite Shower room & Dressing room
5 further Bedrooms | 3 further Bath / Shower rooms

Beautiful landscaped gardens with terrace
Orchard & vegetable garden

Outbuilding with planning for conversion into ancillary accommodation
Variety of further outbuildings and implement stores
3 Stables | Tack room & feed store | Paddocks and copse

In all about 3 acres

RV RURAL VIEW

The Loft, Tisbury, Wiltshire, SP3 6JG
ruralview.co.uk
cs@ruralview.co.uk
01747 442500





SITUATION

Hill House is located in the hamlet of Cann Common to the south east of Shaftesbury within the Cranborne Chase Area of Outstanding Natural Beauty. The property backs on to open farmland with views from the upper floors towards Melbury Beacon and Charlton. Shaftesbury, a Saxon hilltop town is about 2 miles and has a good range of facilities including cafes, restaurants, niche retailers, a boutique hotel, supermarkets and health centre. The nearby village of Ludwell also offers an award-winning village shop, butcher, farm shop with more extensive shopping in Salisbury, Bath, Gillingham or Sherborne.

Hill House is about 9 miles from Tisbury Railway station, offering services to London Waterloo from 1 hour 50 minutes. Tisbury also has a wide range of local shops and amenities including Messums Art gallery. The A303 is 10 miles to the north, giving access to the major motorway networks. There are international airports at Bournemouth, Bristol and Southampton.

Sporting facilities in the area include golf courses at Rushmore and South West Wilts, racing at Salisbury or Wincanton. There is an extensive network of bridleways and footpaths from the house with superb walking and riding. The popular Jurassic coastline in South Dorset is within easy reach. The area is also renowned for its excellent schooling locally, both state and private.

DESCRIPTION

Hill House is a handsome family house, originally a Victorian farmhouse clad with wisteria. It has been sympathetically extended and restored. Internally, it now offers well-proportioned elegant rooms ideal for entertaining and family living which are arranged over three floors. The kitchen / breakfast room has a range of cupboards with marble worksurfaces, Neff double oven, built in dishwasher and fridge / freezers. There are French windows into the garden and terrace.

6 bedrooms and 4 bath / shower rooms (2 en-suite) are arranged over the first and second floor including a lovely sitting room with circular window on the top floor. Please see floor plans for room layouts and dimensions. The current owners have obtained planning permission P/HOU/2021/04987 for the conversion of the outbuilding beside the drive into ancillary accommodation to include, bedroom, ensuite shower, kitchen / sitting room & roof terrace.

OUTSIDE

The house is approached from the lane through electric gates to a gravel parking area flanked by lawns with birch and chestnut. A grass track continues up the northern boundary to the paddocks. To the front of the house there are stone walls with pleached hornbeam which gives added privacy along the southern boundary. This area also has well stocked herbaceous borders and a magnificent copper beech tree.

Adjoining the rear is a wide terrace with steps up to lawns beside a mature oak tree. Beyond is an orchard, with apples, plums, quince & pears, a greenhouse & caged kitchen garden with raised beds and automatic irrigation system. A mown path leads through the orchard to the paddocks, which have water troughs, 3 stables, tack room and feedstore (also water and electric). One of the stables is currently being used as a gym. To the west of the orchard there are some further implement stores, compost area and a tree house (in need of some repair).

From the gardens and land there are lovely farmland views and direct access to superb riding out for miles. In all the land extends to about 3 acres.







GENERAL REMARKS & STIPULATIONS

TENURE

The tenure of the property is freehold.

SERVICES

Mains water and electricity. Private drainage. Oil Fired Central Heating. Wessex Fibre Broadband.

LOCAL AUTHORITY

Dorset Council.

OUTGOINGS

The property is subject to Council Tax Band G.

ENERGY PERFORMANCE CERTIFICATE

EPC: E

FIXURES AND FITTINGS

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

VIEWINGS

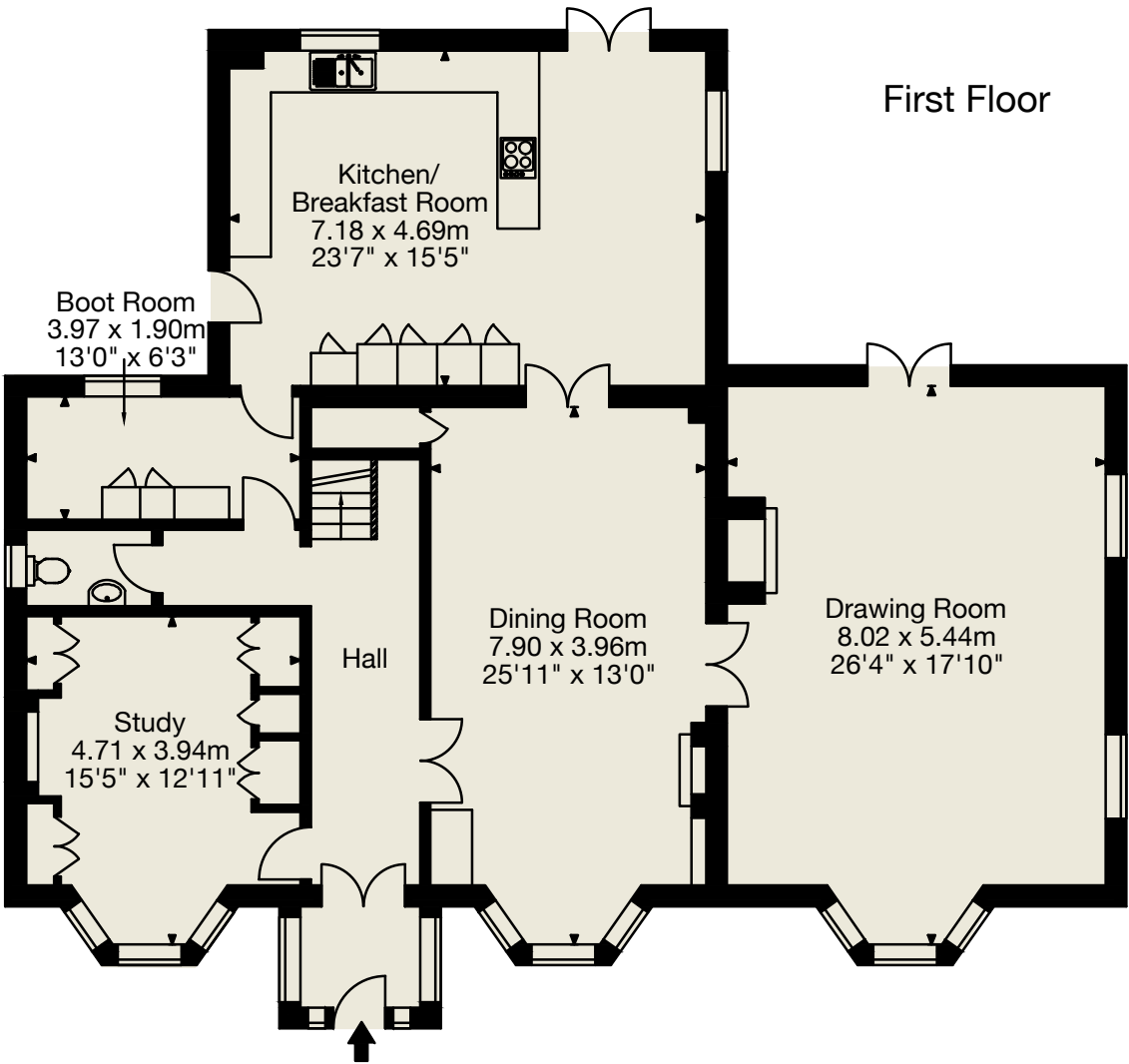
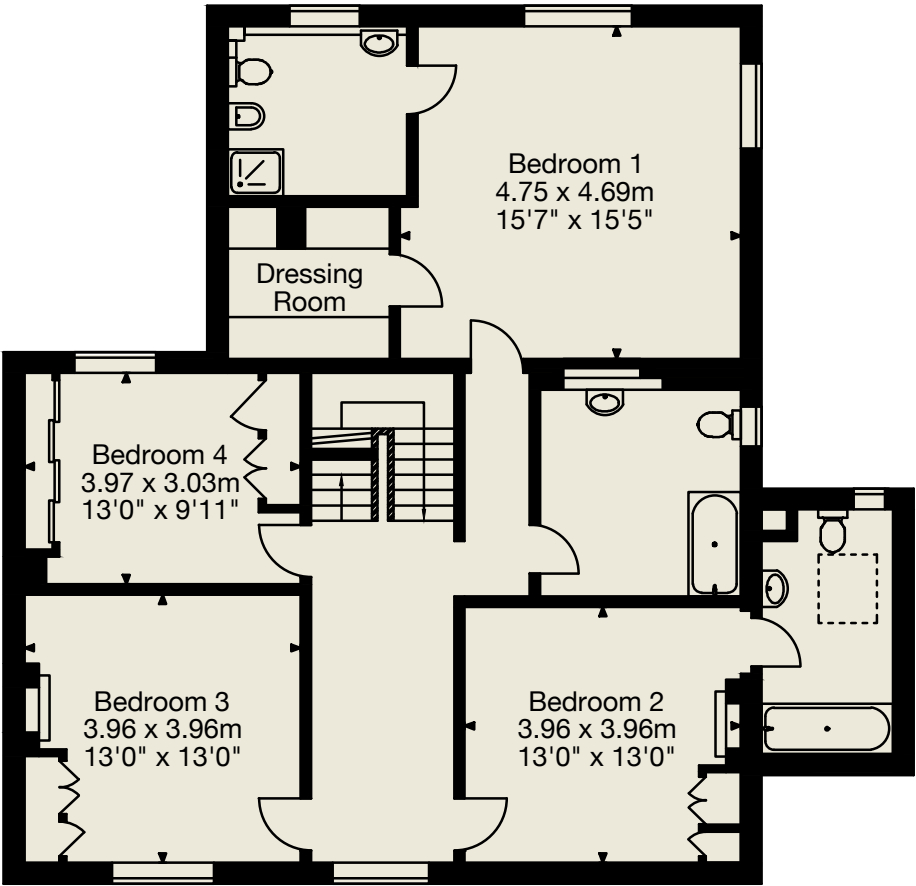
Strictly by appointment with Rural View.

DIRECTIONS

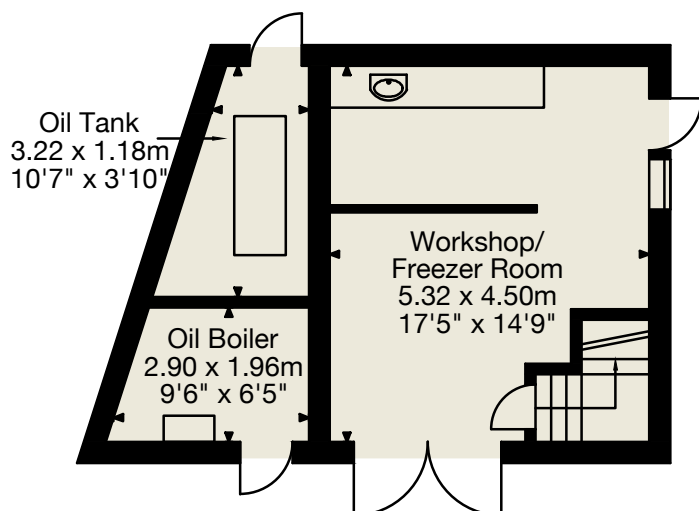
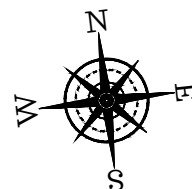
Head west on the A30 passing through Ludwell and before Shaftesbury bear left signed Tollard Royal / Melbury Abbas. Continue along this road for about a mile turning left after Melbury Motors signed Tollard Royal. After 1/4m the gates will be found on the left hand side.



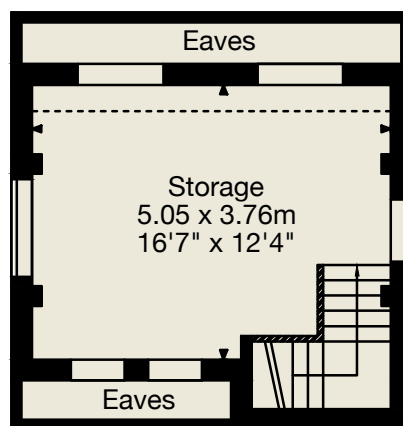
Hill House,
Cann Common, Shaftesbury,
Dorset SP7 0DL
Main House
3802 Sq Ft - 353 Sq M
Outbuilding
636 Sq Ft - 59 Sq M
Total Area
4438 Sq Ft - 412 Sq M



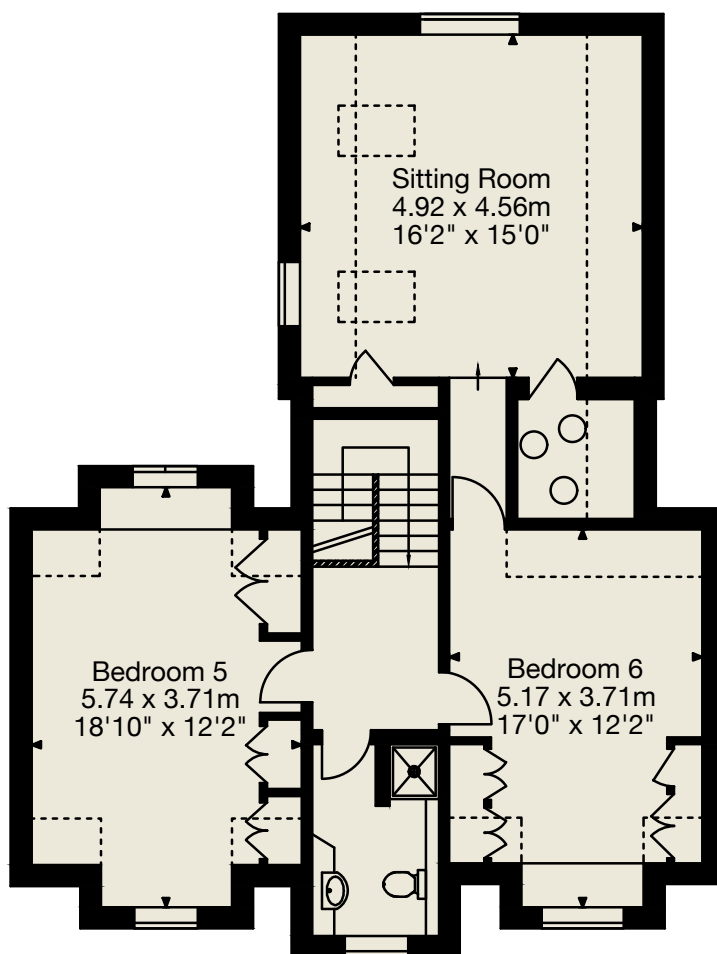
Ground Floor



Outbuilding Ground Floor



Outbuilding First Floor



Second Floor

NOTICE: Rural View (Salisbury) Ltd, their sub agents and their clients give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars have been prepared in good faith. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Rural View has not tested any services, equipment or facilities.

