

THE LITTLE ELMS

MOTCOMBE, DORSET



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Elm Hill, Motcombe, Shaftesbury, Dorset SP7 9HR

A UNIQUE AND CLEVERLY EXTENDED EDGE OF VILLAGE PERIOD HOUSE, WITH
ANCILLARY ACCOMMODATION, DELIGHTFUL GARDEN AND FAR-REACHING VIEWS

Hall | Sitting Room | Dining Room/Study | Kitchen/Breakfast Room | Sun Room | Utility Room | Boot Room
Four Bedrooms | Three Bathrooms (2 ensuite)

Double Carport with Studio accommodation over | Gated Parking | Garden



RV RURAL VIEW

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SITUATION

The Little Elms is pleasantly positioned on the northern edge of Motcombe, amidst the gently rolling landscape of the Blackmore Vale and close to where North Dorset meets South Wiltshire. The village is a thriving one with a well-supported shop & post office, active village hall, church and the Coppleridge Inn close by. Also close at hand are the towns of Mere, Shaftesbury and Gillingham, each of which have shopping facilities, while the latter two are serviced by supermarkets, highly regarded secondary schools, professional services, medical facilities and leisure centres. Gillingham and Tisbury also provide mainline rail services to London (Waterloo) in under 2 hours and the West Country.

The local road network gives ready access to the other main towns in the area including Bath, Salisbury and Sherborne.

The nearby A303 trunk road links with the M3, making London accessible for motorists, while the South Coast is also within reach. Many families are drawn to the area by the quality of life and the many excellent state and private schools.

Located in a beautiful area, this is an ideal base to explore the attractive surrounding countryside which offers a variety of pursuits such as walking, riding and cycling, as well as traditional field sports. Golf courses are to be found at Tollard Royal, Salisbury, Sherborne, Warminster and Wincanton and there are regular race meetings at Bath, Salisbury and Wincanton. The area is spoilt for excellent dining pubs, and there are many places of interest such as Old Wardour Castle, the Longleat Estate, Stourhead Gardens, Wilton House, Stonehenge and the Fovant Badges.



PROPERTY

Built of stone and timber clad elevations under a clay tiled roof, this is an intriguing property. The extended 19th century portion is essentially a conventional cottage which has been beautifully improved and adapted to provide open plan living, linked to what was once an attached barn. The space is roomy and light, taking full advantage of its southerly aspect, and the specification is high, having oak door and hardwood window furniture, and well-appointed fittings. The hall and dining room/study are a welcoming and practical space with french doors onto the garden, while the large sitting room has a wood burning stove and further french doors. Opening from the dining room is a long and well fitted kitchen with central island, full height units, integrated appliances and electric double oven and hob. A further large window and skylights fill the room with light and beyond this is an open plan, oak framed sun room, linked

to the kitchen and dining room by limestone flooring and with doors opening onto a wide oval terrace. To the rear of this is a utility with wc and boot room.

Upstairs there are two ensuite double bedrooms, two further small double bedrooms and a family bathroom, again filled with light from skylights and the main bedroom having full length doors to a Juliette balcony.

OUTSIDE

A delight of this property is its beautifully stocked south facing garden, filled with season round interest, specimen trees and plenty of space for entertaining. To the side is a paved kitchen garden with shed and greenhouse, and a gate leading onto the lane, while the main access is via high double hardwood gates opening onto a gravel turning area where there is also a double carport and store. External stairs lead to a loft room with

studio accommodation including a kitchenette and shower room (currently providing regular income). The property is set fronting the lane and is oriented in a southerly direction, looking over far reaching parkland pasture.

DIRECTIONS (POSTCODE SP7 9HR)

From the A303, turn off to Mere and follow the road to the centre of the town. Take the turning into Pettridge Lane, signposted Shaftesbury, and follow this road south for a few miles into Motcombe. At the T junction with the village road, turn left into Elm Hill and the property can be found after a short distance on the right, just on the junction with Corner Lane.

TENURE

Freehold.

SERVICES

Mains water and electricity, private drainage, mains gas fired multi zone underfloor heating & hot water, cat 5 wired.

LOCAL AUTHORITY

Dorset Council.

OUTGOINGS

Council tax band E

FIXTURES AND FITTINGS

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

EPC ENERGY EFFICIENCY RATING

(69) C



MAIN HOUSE

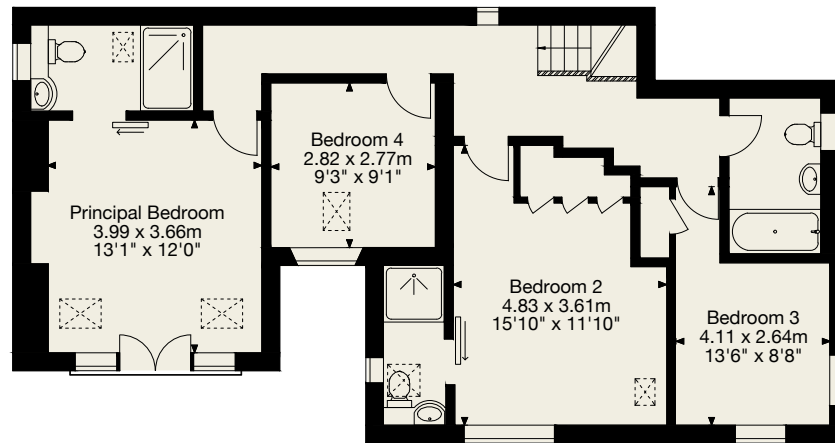
2,337 Sq Ft - 217 Sq M

CAR PORT

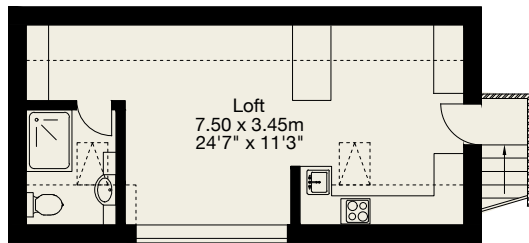
745 Sq Ft - 69 Sq M

TOTAL

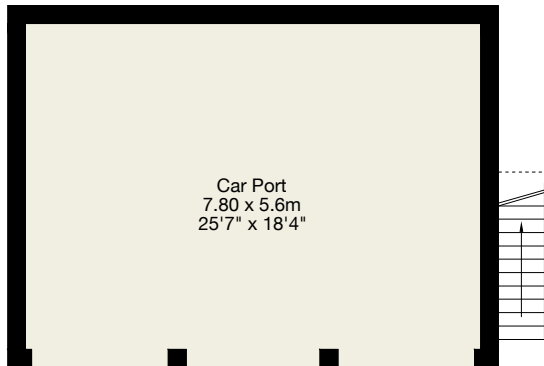
3,082 Sq Ft - 286 Sq M



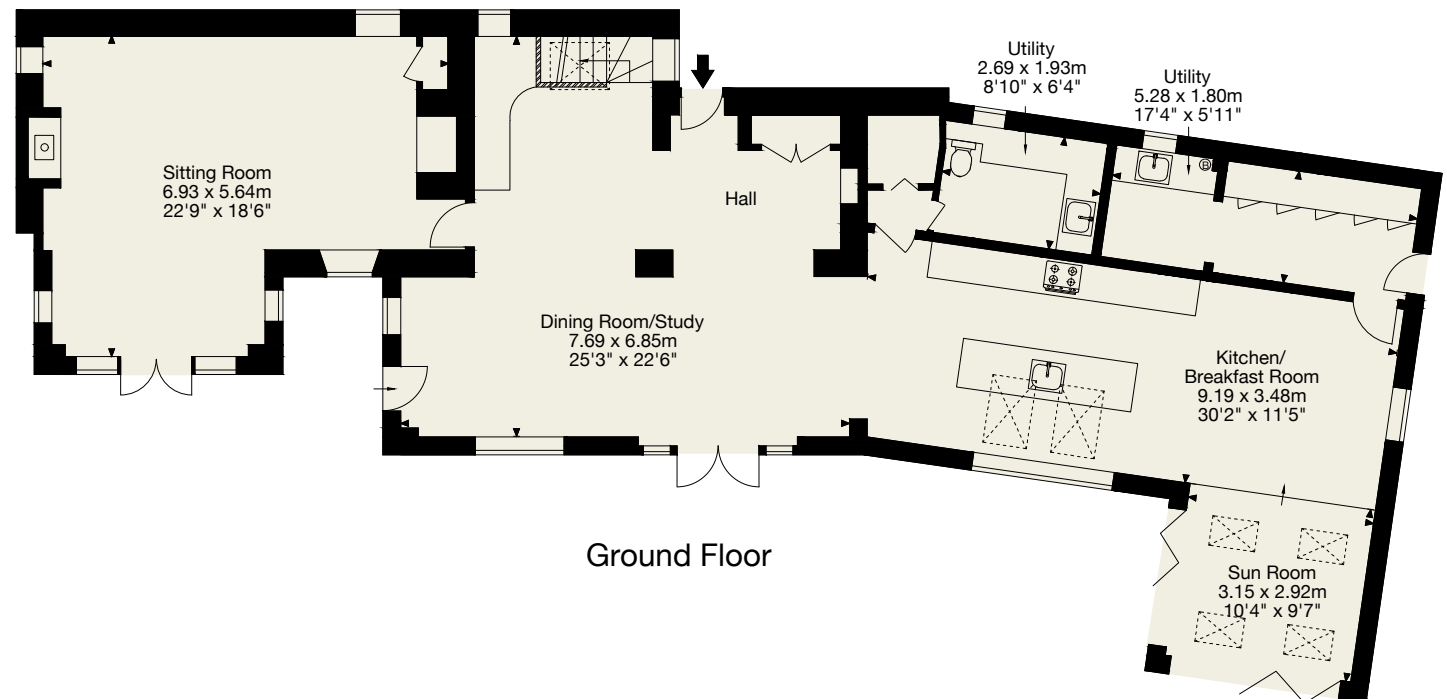
First Floor



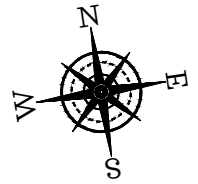
Carport First Floor



Carport Ground Floor



Ground Floor



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