



RV RURAL VIEW

Joyner's Cottage
Ashmore - Dorset

Joyner's Cottage Green Lane Ashmore Salisbury SP5 5AQ

A charming semi-detached period cottage with bags of potential & located in a lovely North Dorset rural village surrounded by the beautiful countryside of the Cranborne Chase

- Nearby Access to Country Walks
- Good-Sized Sitting Room with Woodburner
- Farmhouse Style Kitchen/Dining Room
- Three Bedrooms & Two Bathrooms
- Rear Hall/Utility Room & Cloakroom
- Front & Rear Gardens
- Off Street Parking, Garage & Outbuildings

Viewing strictly by appointment via
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Situation Joyner's Cottage is situated on Green Lane, a no-through road 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 a pretty pond which is the focus of a historic midsummer celebration know as '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 an Area of Outstanding Natural Beauty, Ashmore is surrounded by the lovely undulating downland of the Cranborne Chase with the pretty countryside of the Nadder and Chalke Valleys close by and the National Trust owned prominent landmark of Win Green 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 Joyner's Cottage is an attractive semi-detached country home located in a wonderful rural village setting and is thought to have late Victorian origins with mid-20th Century additions. Built with brick external elevations under slate tiled roofs, the property offers good-sized rooms with versatility as to how they can be utilised. Now requiring some updating, Joyner's Cottage has the potential to be refurbished with the possibility of extending the current living space, subject to the appropriate consents.

The accommodation on the ground floor comprises a large sitting room with a wood burner and wooden ceiling beams and a farmhouse style kitchen/dining room with fitted wooden units. There is also a rear hall/utility room and a cloakroom. Upstairs are three bedrooms including a master bedroom with far reaching country views and an en-suite bathroom, a large double bedroom and a small double/large single room as well as a family bathroom.

Outside The front of the property has a covering of Virginia creeper and is screened by mature hedging with a five-bar gate leading to a drive and onto the integral garage. The front garden is lawned with flower borders with access at the side to the rear garden which is currently something of a blank canvass being mainly laid to lawn with a mix of mature trees and shrubs and offers scope to be landscaped and planted to a new owner's design. The outbuildings include a brick-built garden store, a greenhouse and a wooden summer house in need of repair.



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Approximate Area = 145.5 sq m / 1566 sq ft
 Outbuilding = 8.8 sq m / 94 sq ft
 Total = 154.3 sq m / 1660 sq ft



(Not Shown In Actual
 Location / Orientation)

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 into Green lane and the property will be found on the left.

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

Local Authority Dorset Council 01305 221000 - Council Tax Band E

EPC Energy Efficiency Rating

Current: 51 (E) Please refer to the agents for the Energy Performance Certificate

Tenure Freehold

