



3 Church Cottages

Ashmore - Dorset

Price £265,000

01747 442 500

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3 Church Cottages

High Street

Ashmore

Salisbury SP5 5AF

RV RURAL VIEW

The Loft, The Avenue, Tisbury SP3 6JG
admin@ruralview.co.uk

A pretty end-of-terrace Listed cottage requiring updating situated in a sought-after rural village & offering a refurbishment opportunity

- Ideally Placed for Country Walks
- Sitting Room & Kitchen/Breakfast Room
- Three Bedrooms & Bathroom
- Entrance Porch & Cellar
- Garden, Garage & Outbuilding
- Renovation Project

Directions From Ludwell on the A30, take the turning into Dennis Lane signed to Tollard Royal & Ashmore. Proceed up the hill past Win Green, at the crossroads turn left on to the B3081 towards Tollard Royal and then right to Ashmore. At the village pond continue right into the High Street, the property will be on the right immediately after the path to the church.

Services Mains water, electricity & private drainage, electric heating

Local Authority Dorset County Council - Tax Band D

Tenure Freehold

Energy Rating – EPC exempt

Situation Ashmore is reputed to be the highest village in Dorset and is centred around a pretty pond which is the focus of a historic midsummer celebration know as the 'Filly Loo'. The villages of Ludwell and Sixpenny Handley both have shop/post offices, butchers' and primary schools whilst two dining pubs, The King John and The Museum can be found in Tollard Royal and Farnham. The towns of Shaftesbury and Blandford have a range of independent shops, supermarkets, eateries and leisure facilities. Tisbury has a station with rail services to London (Waterloo) and the West Country. The local road network gives access to the other towns in the area whilst the A303 links with the M3 motorway making London accessible for the motorist. Many families are drawn to the area by the quality of village life, the choice of schools in both the state and private sectors and the idyllic countryside of the Cranborne Chase.

Property Backing onto the access to the parish church, 3 Church Cottages is an attractive Grade II Listed property thought to date from the mid-19th century with rubble walls with a red brick façade to the front & side and stone, brick & flint external elevations to the rear under a slate tiled roof. Now requiring complete modernisation including the installation of a heating system, the cottage offers the opportunity for a new owner to create an ideal country cottage whether as a full-time home or weekend get-away. The accommodation on the ground floor comprises a sitting room with a fireplace and access to a cellar, a kitchen/breakfast room and a bathroom whilst upstairs are three bedrooms with a pleasant outlook to the front.

Outside Side-on to the village lane, a gate leads to the Southwest facing garden to the front of the property which is laid to lawn with flower & shrub borders, paved path and patio area and a disused water pump. Across the road is a shared tarmac apron leading to a garage. Beyond a stone wall is an outbuilding, the left-hand section belonging to No. 3 & used as a store/shed.

