



9 Bittles Green

Motcombe - Dorset

Price £285,000

01747 442 500

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9 Bittles Green

Motcombe

Shaftesbury

Dorset SP7 9NX

RV RURAL VIEW

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An attractive semi-detached Victorian cottage situated in a popular North Dorset village & suitable for refurbishment with consent to extend

- Rural Village Location
- Sitting Room & Kitchen
- Three Bedrooms & Bathroom
- Entrance Hall & Larder/Store
- Garden, Parking & Outbuilding
- Renovation & Extension Opportunity

Directions From Shaftesbury take the B3081 towards Gillingham. After passing under the A30 flyer, on the sweeping bend take the turning on the right signed to Motcombe. Proceed into the village to a Y junction, take the left fork and turn immediately left into the drive. No. 9 is on the right.

Services Mains water, electricity & mains drainage, oil fired heating

Local Authority Dorset County Council - Tax Band C

Energy Rating - 48 (E) refer to the agents for the complete EPC

Tenure Freehold

Situation Bittles Green is situated on the Southern edge of the thriving North Dorset village of Motcombe and is surrounded by the attractive, gently undulating countryside of the Blackmore Vale. The village has good local facilities including a community run shop/post office/cafe, well-regarded primary school, active village hall, playing field and a highly rated dining pub; the Coppleridge Inn. Located between the towns of Shaftesbury and Gillingham, there are excellent amenities close by including supermarkets, secondary schools, medical and sports centres with the latter having a station with direct rail services to London (Waterloo) and the West Country. There are good road links to the other main towns in the area whilst the A303 links with the M3 motorway making London accessible for the motorist. Motcombe is an ideal base from which to take part in a variety of rural pursuits including walking, riding, cycling and field sports.

Property 9 Bittles Green is a semi-detached former estate worker's cottage dating from the 1850's built with a mix of stone & brick external elevations under a slate tiled roof. The accommodation on the ground floor consists of an entrance hall, sitting room with a woodburning stove and walk-in larder, fitted kitchen and a bathroom. Upstairs are three bedrooms. Although well presented, the property would benefit from being refurbished and has scope to be altered and extended with planning consent (P/HOU/2022/03870) granted 14th September 2022 to provide additional bedroom & living space. Contact the agents for the associated documentation.

Outside A drive leads past the lawned garden to the front to an area of parking at the rear which could be landscaped to create a further area of garden. To the back of the cottage is a gravelled courtyard which gives access to a brick-built outbuilding providing a workshop/store and a boiler house. Please note that a strip of land at the front is retained for access to the adjoining property.

Approximate Floor Area = 66.1 sq m / 711 sq ft
Garage = 22.5 sq m / 242 sq ft sq ft
Total = 88.6 sq m / 954 sq ft sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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