



10 Bittles Green

Motcombe - Dorset

Price £285,000

01747 442 500

www.ruralview.co.uk

A pretty semi-detached Victorian cottage requiring updating located in a sought after village setting with planning consent to alter & extend

- Nearby Access to Country Walks
- 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. 10 is on the left.

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

Local Authority Dorset County Council - Tax Band C

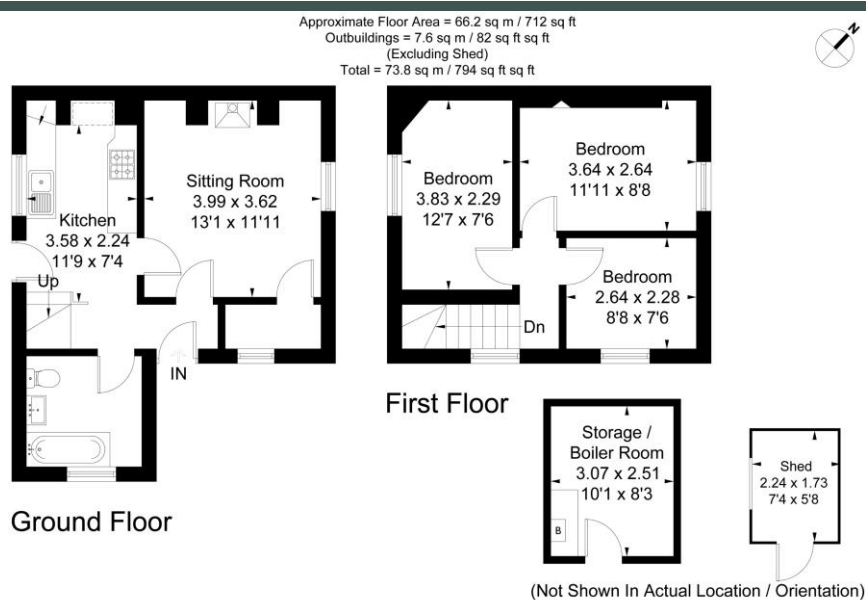
Energy Rating - 39 (E) refer to the agents for the complete EPC

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 10 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, partly fitted kitchen and a bathroom. Upstairs there are three bedrooms. The property would benefit from being modernised and offers scope to be altered and extended with planning consent (P/HOU/2022/03868) granted 14th September 2022 to provide additional bedroom & living space. The associated documentation is available from the agents.

Outside A vehicular access strip to the front is included but a new owner will need to make a suitable drive through the lawned garden to the front and side past a shed to a large area of parking at the rear and which could be landscaped to create a further area of garden. To the back of the cottage is a small courtyard which gives access to a brick-built outbuilding used as a boiler/storeroom.



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