



# ANSTY COOMBE COTTAGE

BIRDBUSH, DORSET

**RV**  
RURAL VIEW

# ANSTY COOMBE COTTAGE

Birdbush, Shaftesbury, SP7 9NH

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A CHARMING DETACHED COTTAGE WITH STUNNING FAR-REACHING VIEWS.

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Entrance lobby | WC | Utility room | Kitchen | Shower room | Boiler room | Sitting room | Downstairs bedroom  
Reception room | Dining room | Garden room | Upstairs bedroom  
Car Port | Workshops | Gardens



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### SITUATION

The property is situated in the small rural hamlet known as Birdbush, close to the neighbouring village of Ludwell which has an award-winning village shop, butchers, primary school and pub. The larger village of Tisbury offers a range of independent shops and amenities including a sports/community centre, doctors' and dental surgeries, garage, vets, a station with direct rail services to London (Waterloo) and is home to Messums Wiltshire, a contemporary arts centre housed in an ancient, thatched tithe barn.

The cottage is located within an Area of Outstanding Natural Beauty where the Nadder Valley meets the Chalke Valley in the lee of the rolling downland of the Cranborne Chase and is an excellent base from which to explore many miles of local footpaths and bridleways.

### PROPERTY

Ansty Coombe Cottage is a charming cottage with great character enjoying far reaching views over open countryside. The original thatch cottage has been previously extended but offers further potential if required. The accommodation is comprised of an entrance hall, a galley kitchen, sitting room, dining room, reception room, two bedrooms, shower room, downstairs cloakroom, boiler room.

### OUTSIDE

The cottage sits within a large plot and the sheltered terrace area to the rear is accessed from the reception room. The terrace is covered by a pergola with a beautiful wisteria growing over. The garden is mainly laid to lawn with specimen trees including soft fruit trees. There are several outbuildings all with an electrical supply including a garden room and timber framed structures; a car port, sheds and workshops.



**DIRECTIONS (SP7 9NH)**

Travelling east along the A30 from Shaftesbury proceed through Ludwell, which leads into Birdbush. The property will be found a short distance on the right-hand side after passing the mobility shop.

**TENURE**

Freehold.

**SERVICES**

Mains electricity and water and private drainage. Oil fired central heating.

**LOCAL AUTHORITY**

Wiltshire County Council

**OUTGOINGS**

Council tax band B

**EPC**

Main house current rating E

**FIXURES AND FITTINGS**

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

**VIEWINGS**

Strictly by appointment with Rural View.



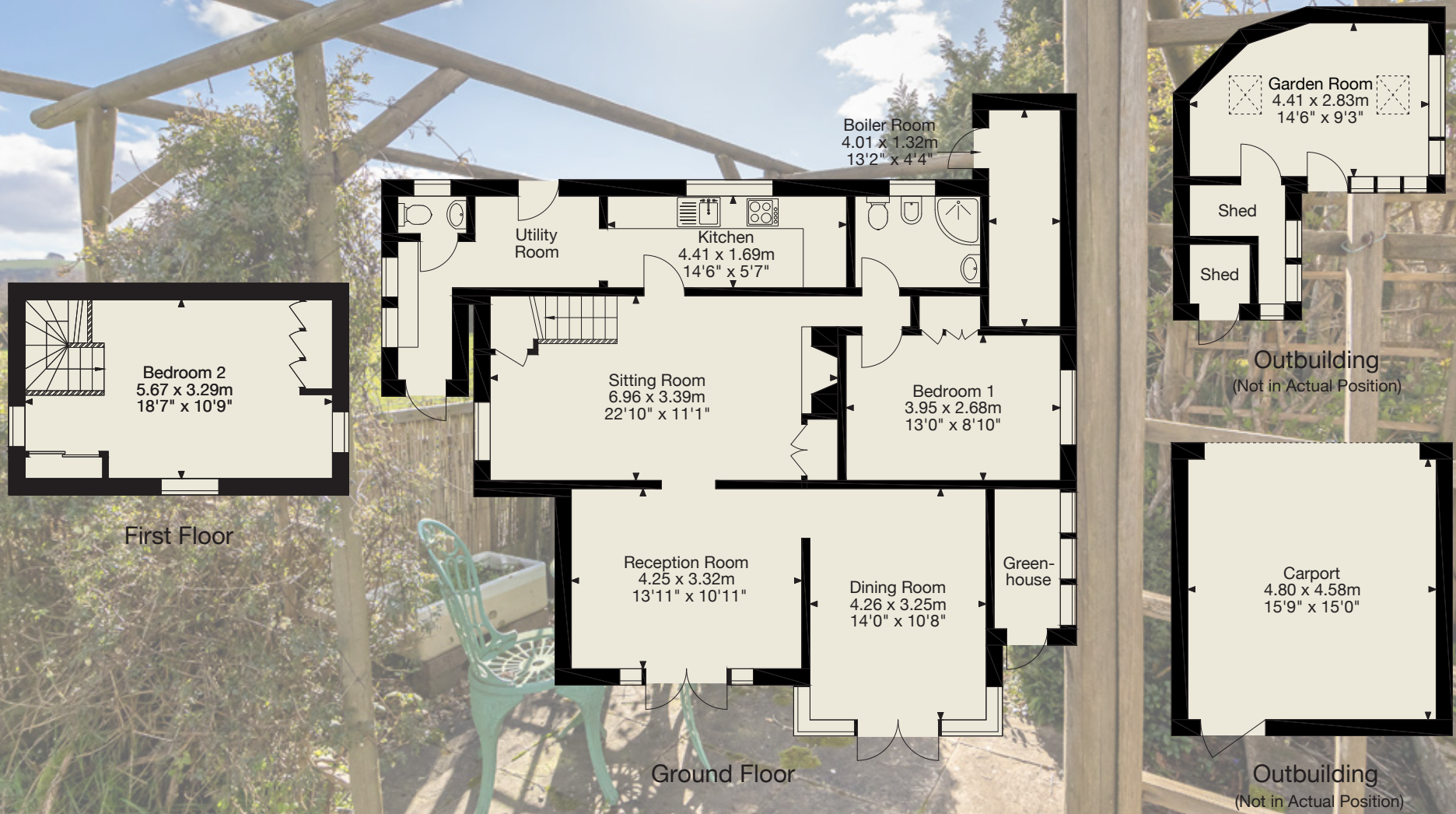
Ansty Coombe Cottage, Birdbush, Nr Ludwell, Dorset SP7 9NH

Gross Internal Area (Approx.)

Main House = 106 sq m / 1,146 sq ft

Outbuildings = 36 sq m / 387 sq ft

Total Area = 142 sq m / 1,533 sq ft



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