



CHAFFERS
ESTATE AGENTS



Mampitts Farm Cottage (Formerley Langdale Farm), Shaftesbury, SP7 8QG

An interesting detached 3 bedroom period dwelling located in a secretive location in Shaftesbury, this is a rare find.

£350,000 Freehold

Council Tax Band: E

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DESCRIPTION

The home is not listed and offers the opportunity to reconfigure to the ground floor by possibly incorporating the large single garage to form a family/farmhouse style kitchen, subject to p/p etc. Please note the property does require some updating/modernisation. In brief, the current accommodation offers an entrance porch, entrance hall with stairs rising to first floor, a large dining room with understairs cupboard, well proportioned sitting room with exposed stone walling and electric fire/ Additionally, lying at the rear of the property to the ground floor is a kitchen, utility and a cloakroom. To the first floor is a landing, wonderful master bedroom with wash hand basin and shower, two further bedrooms, one with ensuite and a main bathroom. The property has oil central heating and double glazing. Externally, there is a parking space to the front of the garage with adjoining lawn with further potential parking area, further parking space to the rear. The rear garden is accessed via a side gate, path to rear entrance. The garden is of a good size, mainly lawned with hedging and fencing to boundaries. Also within the garden is a detached conservatory with power.

SITUATION - Shaftesbury

Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, theatre, banks, schools, cafes, inns, restaurants, small hospital, dentists, health centre, Churches, and shops including High Street names such as Boots, W H Smiths, Superdrug, and Costa. There are local bus and long distance coach services, Gillingham about 5 miles away, has a main line railway station on the Exeter / Waterloo line. The A303 is approximately 7 miles to the north giving access to the South-West and to London. The cathedral city of Salisbury is approximately 22 miles, and the Dorset Coast is approximately 35 miles away.

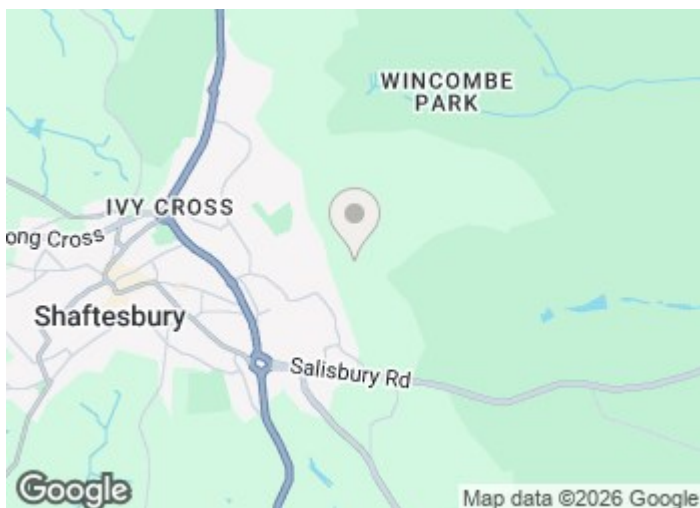
ADDITIONAL INFORMATION

Services: Mains Water, Electricity, Oil central heating & Private drainage.

Council Authority: Dorset Council ~ Council Tax Band: E

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

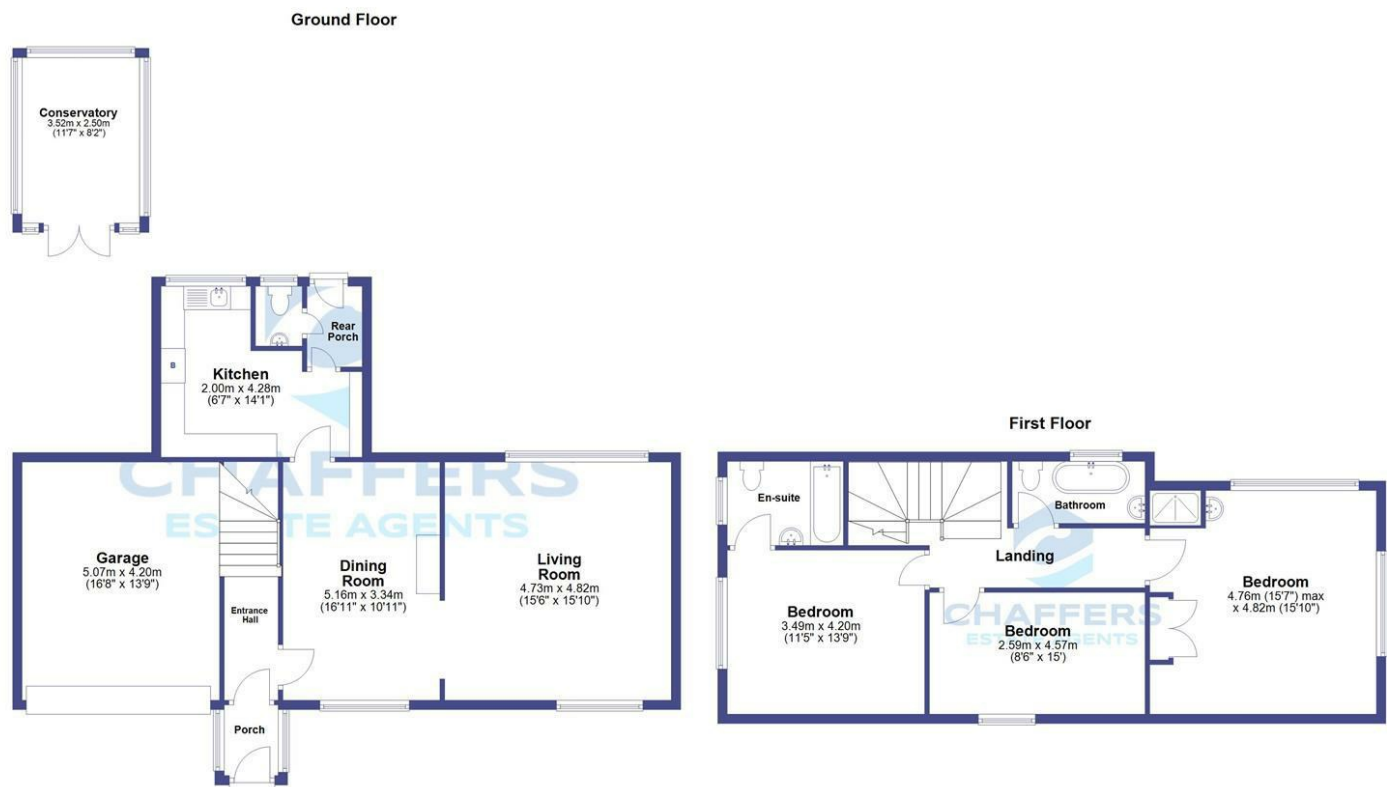
Energy Performance Certificate: Rated: F



Directions



Floor Plan: Not to scale ~ For identification purposes only.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC