



BISHOPS BARN

CANN, DORSET

RV
RURAL VIEW



Shaftesbury 2 miles, Tisbury Station 9 miles (London Waterloo 1hour 50 mins), Gillingham 6.5 miles, Salisbury 21 miles

BISHOPS BARN

Foots Hill, Nr Shaftesbury, Dorset, SP7 0BW

A CHARMING TASTEFULLY CONVERTED BARN WITH PERMISSION TO EXTEND
SET IN AN ELEVATED POSITION WITH LONG REACHING RURAL VIEWS.

Dining/Sitting Room | Kitchen | Walk in Larder | Boot Room | WC
Principal Bedroom | Dressing area and Bath/Shower room | 3 further Bedrooms | Shower room | Storage
Planning consent for 2 storey extension

Gardens with south facing terraces, charming Shepherds hut with veranda
Polly tunnel | Paddock | Copse | Stream & waterfall
Superb long reaching views towards Melbury Beacon
In all about 5 acres



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SITUATION

Bishops Barn is located on Foots Hill in Cann to the south east of Shaftesbury within the Cranborne Chase Area of Outstanding Natural Beauty. The property has superb views over its own field and the surrounding landscape towards Melbury Beacon. Shaftesbury, a Saxon hilltop town is about 2 miles and has a good range of facilities including cafes, restaurants, niche retailers, a boutique hotel, supermarkets and health centre. The nearby village of Ludwell also offers an award-winning village shop, butcher and farm shop with more extensive shopping in Salisbury, Bath, Gillingham or Sherborne.

Bishops Barn is about 9 miles from Tisbury Railway station, offering services to London Waterloo from 1 hour 50 minutes. Tisbury also has a wide range of local shops and amenities including Messums Art gallery. The A303 is 10 miles to the

north, giving access to the major motorway networks. There are international airports at Bournemouth, Bristol and Southampton.

Sporting facilities in the area include golf courses at Rushmore and South West Wilts, racing at Salisbury or Wincanton. There is an extensive network of bridleways and footpaths from the house with superb walking and riding. The popular Jurassic coastline in South Dorset is within easy reach. The area is also renowned for its excellent schooling locally, both state and private.

DESCRIPTION

Bishops Barn is a charming rural barn conversion, which has been imaginatively restored whilst preserving the integrity and character of the building. It has handsome stone elevations under a slate roof and is not listed. Whilst the original

conversion was carried out in the early 1980's, the current owner has undertaken a wide variety of improvements including wiring, new kitchen, bathrooms and creation of a main bedroom suite. Planning permission was granted for this in 2019 2/2019/0160/FUL which also included a 2 storey extension to the south which remains live as the works have commenced.

A heavy oak front opens into a spacious dining hall / sitting area with door leading into the garden. The charming rustic kitchen has been recently finished with a range of cupboards with wood worksurfaces, electric Everhot cooker / stove, dishwasher and large fridge / freezer. Adjoining is a walk-in larder, boot room and WC. At the western end stairs lead down to the principal bedroom, bath / shower room and dressing area. On the first floor there are 3 bedrooms, shower room and playroom / study. Please see floor plans for room layouts and dimensions.



OUTSIDE

The house is approached from the lane into a part cobbled and gravel courtyard. Adjoining to the north is a timber outbuilding (which is just head height inside).

On the southern side is flagstone terrace with brick and flint steps leading to a larger terrace which also wraps around the side of the barn. There is an area of lawn with a large apple tree and useful Shepherds hut. This sits on a flatbed trailer and can be moved if required – it currently has a charming veranda attached from which to enjoy the glorious views towards Melbury Beacon and beyond.

A mown path leads down to a lower area of garden with a magnificent mature oak tree, there is also a polly tunnel which has power and water. To the south is a large field, with central

chicken run, copse and a field shelter. It is bordered to the west by a stream with pretty waterfall; there is a footpath which runs east to west.

DIRECTIONS

Head west on the A30 passing through Ludwell and before Shaftesbury bear left signed Tollard Royal / Melbury Abbas. Continue along this road for about ½ mile turning right into Foots Hill. Carry on down this lane and after passing a thatched cottage on the right, the property will be seen on the right hand side.

TENURE The tenure of the property is freehold.

SERVICES Mains water and electricity. Private drainage. LPG Central Heating. Wessex Fibre Broadband. Solar panels providing hot water in the summer.

LOCAL AUTHORITY Dorset Council.

OUTGOINGS The property is subject to council tax band G.

EPC ENERGY EFFICIENCY RATING F

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

VIEWINGS Strictly by appointment with Rural View.



MAIN HOUSE (INCL. RESTRICTED HEIGHT AREAS)

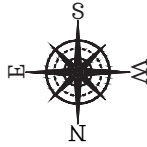
2,303 Sq Ft - 214 Sq M

OUTBUILDINGS

247 Sq Ft - 23 Sq M

TOTAL

2,550 Sq Ft - 237 Sq M



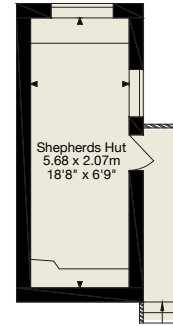
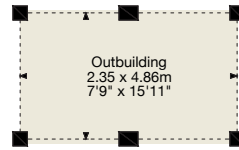
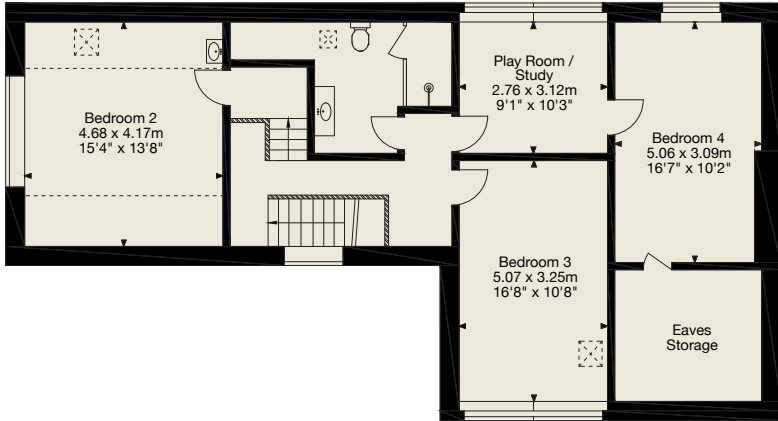
PROPOSED EXTENSION



SOUTH ELEVATION



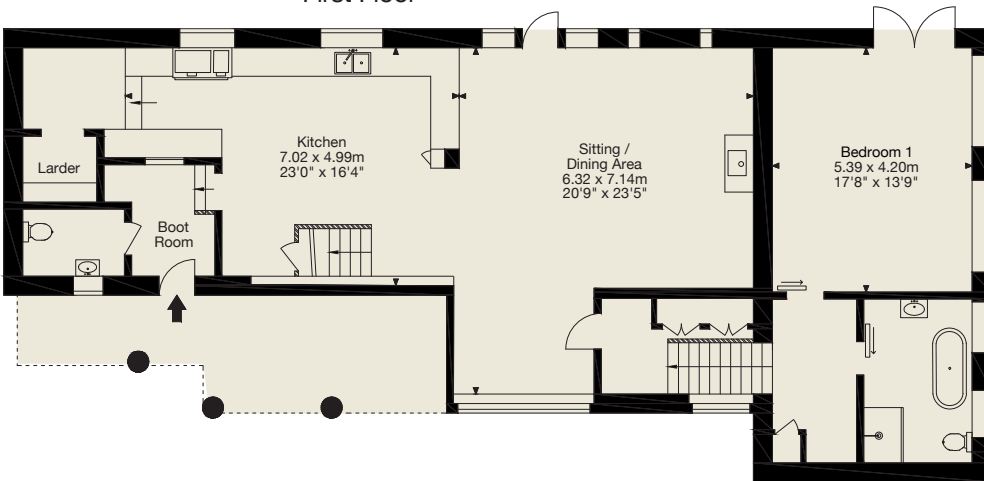
WEST ELEVATION



Outbuildings

(Not Shown in Actual Location or Orientation)

First Floor



Ground Floor



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