



2 New Hook Cottages

Donhead St Andrew - Dorset

Price £275,000

01747 442 500

www.ruralview.co.uk

2 New Hook Cottages

Donhead St Andrew
Shaftesbury
Dorset SP7 9EU



The Loft, The Avenue, Tisbury SP3 6JG
admin@ruralview.co.uk

A semi-detached cottage, set in a rural position and in need of refurbishment.

- Rural Location with Views
- Sitting Room, Dining Room & Kitchen
- Three Bedrooms & Bathroom
- Entrance Hall, WC & Utility
- Garden, Parking & Outbuildings
- Renovation Opportunity

Directions From Tisbury, take the road running south out of the village, past the station and under the bridge. Turn first right and follow the lane for approx. 2 miles, past Wardour School. Continue and follow the lane round to the left and the property will be found on the left hand side.

Services Mains water & electricity, oil fired heating, private drainage.

Local Authority Dorset County Council - Tax Band C

Energy Rating - 58 (D) refer to the agents for the complete EPC

Broadband - Fibre via Wessex Internet **Mobile signal** - variable

Situation The property is set on the edge of Wardour, an historic rural hamlet lying in the stunning Wardour Vale to the north of Donhead St Andrew, which itself has a thriving community based around the church and the excellent dining inn, The Forester. Close at hand is also Tisbury, offering 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 1hr 50 mins) and is home to Messums Wiltshire, a contemporary arts gallery.

Shaftesbury is some six miles away and has a good choice of shops, supermarkets, restaurants, a good secondary school and cottage hospital, and is famous for the picturesque, steeply cobbled street of Gold Hill. The medieval cathedral city of Salisbury has more comprehensive shopping, arts & leisure facilities and a district hospital.

Property 2 New Hook Cottages is believed to date from the mid 20th century, built as a farm worker's cottage on the Wardour Estate and bearing the hallmarks of that era. Constructed of block elevations under a tiled roof, the property has been let for many years and maintained to a standard, but is now in need of general refurbishment and has the potential for extension, subject to the necessary consents.

Outside Parking is currently to the front of the property, but the garden skirts down the side with a concrete path and lawn (where more parking could be created) and extends to about 0.2 acre. There are two adjoining brick-built outhouses and a timber potting shed, an external boiler and oil tank. Tall firs are growing towards the bottom of the garden and the outlook to the north is lovely.

Approximate Floor Area = 97.5 sq m / 1049 sq ft
Outbuilding = 17.1 sq m / 184 sq ft
Total = 114.6 sq m / 1233 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #75473



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