



Appleyard Cottage, Donhead St Mary, Shaftesbury,
Dorset

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Appleyard Cottage Donhead St. Mary, Shaftesbury SP7 9DJ

A delightful period cottage with two bedrooms and plenty of character, in an idyllic village setting

Shaftesbury 4.1 miles, Tisbury mainline station 5.0 miles, A303 7.7 miles, Salisbury 17.0 miles, Frome 22.7 miles, Bath 33.6 miles

Porch | Sitting room | Kitchen/dining room
Utility | 2 Double bedrooms | Family bathroom
Garden
EPC rating D

The Property

Appleyard Cottage is a charming semi-detached period property, set in the heart of the small village of Donhead St. Mary and backing onto the village's historic Grade I listed Church of St. Mary. The cottage has recently been the subject of sympathetic re-modelling and offers two double bedrooms and plenty of character with exposed timber beams and other original, period details, combined with clean, neutral décor throughout.

Steps lead up to the front door where the ground floor is entered via the porch which opens into the kitchen/dining room. This (along with the majority of the ground floor) has a terracotta floor tiling throughout, including in the comfortable sitting room with its inglenook fireplace, which is fitted with a woodburning stove. There is also a well-equipped kitchen with farmhouse-style units to base and wall level, wooden worktops and a space for a range cooker, as well as a window seat and space for a family dining table. Adjoining the kitchen, the utility room provides further space for storage and appliances, this room has a separate door to the garden which could be useful for pets.

Stairs lead up from the sitting room to a

spacious landing. Off this there are two double bedrooms of similar proportions, both of which enjoy deep windowills and have splendid, vaulted ceilings with exposed timber beams, giving a sense of space and light. The first floor also has a family bathroom which is stylishly fitted with a bath with shower over, a wash hand basin with pretty tiled splashbacks, and WC.

Outside

At the front and side of the cottage there is a delightful, private garden with well-stocked border flowerbeds, an area of lawn and established hedgerows. There is also an area of paved terracing which is ideal for al fresco dining, along with a secure paved yard area with shed.

Location

The property is set in the heart of the picturesque and very popular village of Donhead St. Mary, backing onto the village's historic Grade I listed Church of St. Mary.

The nearby village of Ludwell, a mile away, provides several local amenities, including a post office, village store, local pub and primary school, while three and a half miles to the west, the historic market town of Shaftesbury offers a good choice of shops, supermarkets and leisure facilities.

Tisbury offers further amenities, schooling and a leisure centre, as well as a mainline station, providing direct services to London Waterloo. Historic Salisbury is 17 miles away, with its wealth of shopping and leisure facilities. Local road connections include the A350, which provides easy access to the A303. Airports are located at Bristol, Bournemouth.

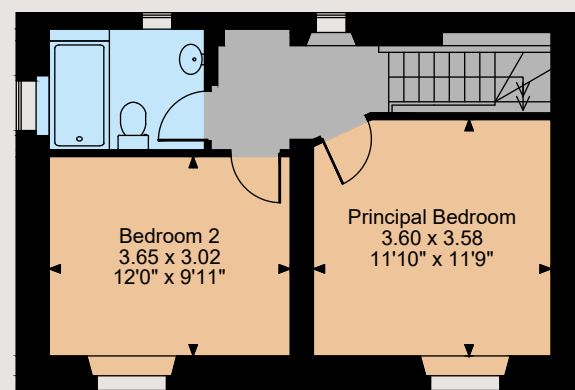
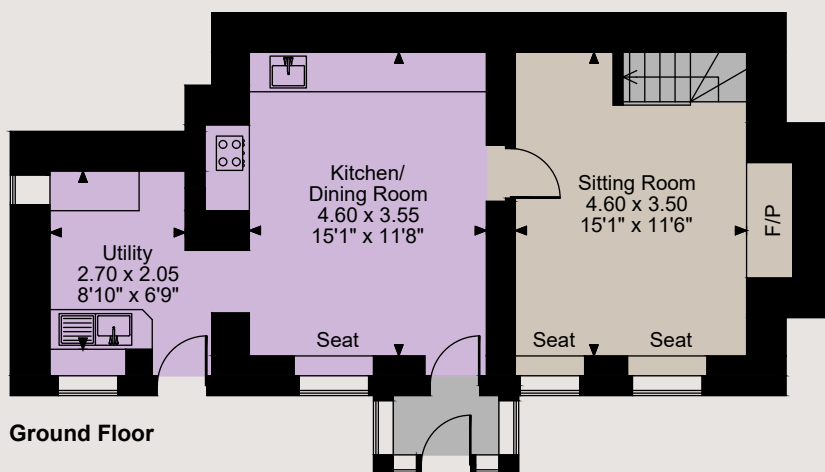
State schooling is provided locally with a well thought of primary schools at Wardour and Semley. Independent schools of note include Sandroyd, Port Regis, Warminster School, Claysmore, Gillingham, Salisbury Cathedral School, Bryantston and Sherborne.





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Internal area 885 sq ft (82 sq m)



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

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Directions

From Salisbury, take the A36 Wilton Road west away from the city centre. After two and a half miles, in Wilton, take the second exit at the roundabout onto Minster Street/A30. Follow the A30 for 13.7 miles, and then turn right, following the sign for The Donheads. Turn left after half a mile, and at the junction, turn right. Turn right onto Berry Wood Lane and you will find the property immediately on the left.

General

Local Authority: Wiltshire County Council

Services: Mains electricity, water and drainage.

Oil-fired central heating.

Council Tax: The property is currently exempt from Council Tax, but was Band D when our clients purchased it.

Tenure: Freehold

Guide price: £450,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Salisbury

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