

GREENLANDS BYRE

FOOTS HILL, CANN, DORSET

JACKSON-STOPS

GREENLANDS BYRE
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A BEAUTIFULLY PRESENTED AND IMAGINATIVELY EXTENDED BARN CONVERSION SET WITHIN DELIGHTFUL GARDENS WITH STUNNING VIEWS OVER THE SURROUNDING COUNTRYSIDE.



DISTANCES

SHAFTESBURY 2 MILES
GILLINGHAM 8 MILES
A303 9 MILES
TISBURY 10 MILES
BLANDFORD 11 MILES
SHERBORNE 18 MILES
SALISBURY 21 MILES
BOURNEMOUTH AIRPORT 26 MILES
BATH 34 MILES
(ALL MILEAGES APPROXIMATE)

ACCOMMODATION

- Sitting Room
- Kitchen/Breakfast Room/Dining Room
- Utility Room
- Principal Bedroom with En-Suite Shower Room
- Guest Bedroom
- Shower Room
- Garden
- Double Garage
- Garden Shed
- Car Parking

SITUATION

Greenlands Byre is a carefully converted traditional farm building, built with green sandstone and brick under a slate tile roof. The property is well positioned on Foots Hill, Cann, with far reaching views towards the Blackmore Vale. Cann is a small hamlet just to the south of Shaftesbury. The nearby hilltop Saxon town of Shaftesbury has a wide range of facilities including niche retailers, cafes and supermarkets, together with a health centre, small hospital, a library and an arts centre with a small cinema.

More comprehensive facilities can be found in the cathedral city of Salisbury. There is a mainline railway station at Gillingham and Tisbury (with services to Exeter and London Waterloo) and the A303 lies some ten miles to the north giving access to the south-west and London, via the M3. Other towns in the area include Sherborne and Blandford, are within motoring distance.

THE PROPERTY

Imaginatively converted in approximately 1990, the property was fully refurbished and further extended with green sandstone and timber clad elevations under a slate tile roof in 2004. Care has been taken to include several period features including exposed beams, roof trusses and purlins and an impressive inglenook fireplace with woodburner in the sitting room. The extension works included the addition of a kitchen/dining room with vaulted ceiling and utility room. There are French doors from the sitting room and principal bedroom leading out to the south facing partly walled garden.

OUTSIDE

The property is approached from the lane through a timber five bar gate onto a gravel parking area for numerous cars. The double garage with brick elevations under a slate tile roof is accessed off the parking area and behind is a good-sized timber shed under felt roof. A path leads to the front door, with the front garden mainly laid to lawn together with a pond on one side, and a part gravel and paved terrace and tiered sections of lawn. The attractive and well-maintained garden to the rear, faces south and is partly walled. The garden is laid to lawn with a mixture of trees, shrubs and herbaceous plants.

EDUCATION

The area is renowned for its schools, both state and private. These include; Bryanston, Clayesmore, Sherborne School and Sherborne School for Girls. Prep Schools include Port Regis, Sandroyd, Hanford, Bryanston Prep and Clayesmore Prep. There are several primary schools locally including Semley, Wardour and Ludwell and popular secondary schools in Gillingham, Shaftesbury and Salisbury.

SPORTING AND RECREATION

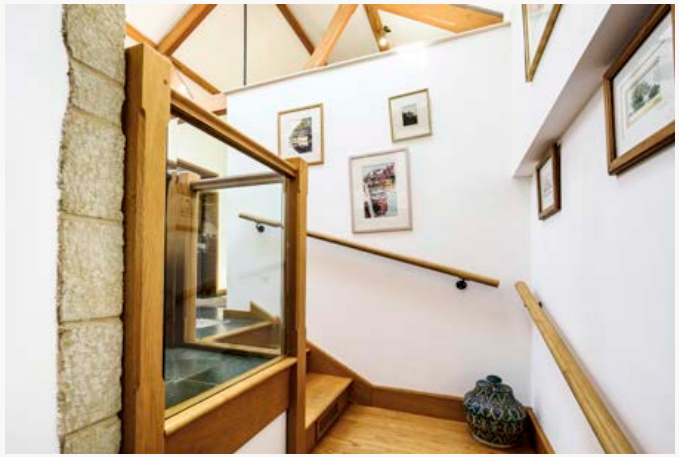
Locally, Donhead Sports Club is a small friendly club which offers many sports including tennis, netball, football and cricket. There is racing at Wincanton, Salisbury and Bath. Golf at Tollard Royal, Blandford Forum and Sherborne. Extensive walking, riding and cycling in the surrounding countryside. Water sports are on the south coast.













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TOTAL APPROX. FLOOR AREA
HOUSE: 1314 SQ FT / 122.1 SQ M
OUTBUILDINGS: 405 SQ FT / 37.6 SQ M
TOTAL: 1719 SQ FT / 159.7 SQ M

PROPERTY INFORMATION

Services: Mains water, electricity. Septic tank drainage and oil-fired central heating.

Local Authorities: Dorset County Council: dorset.gov.uk

Council Tax: Band F

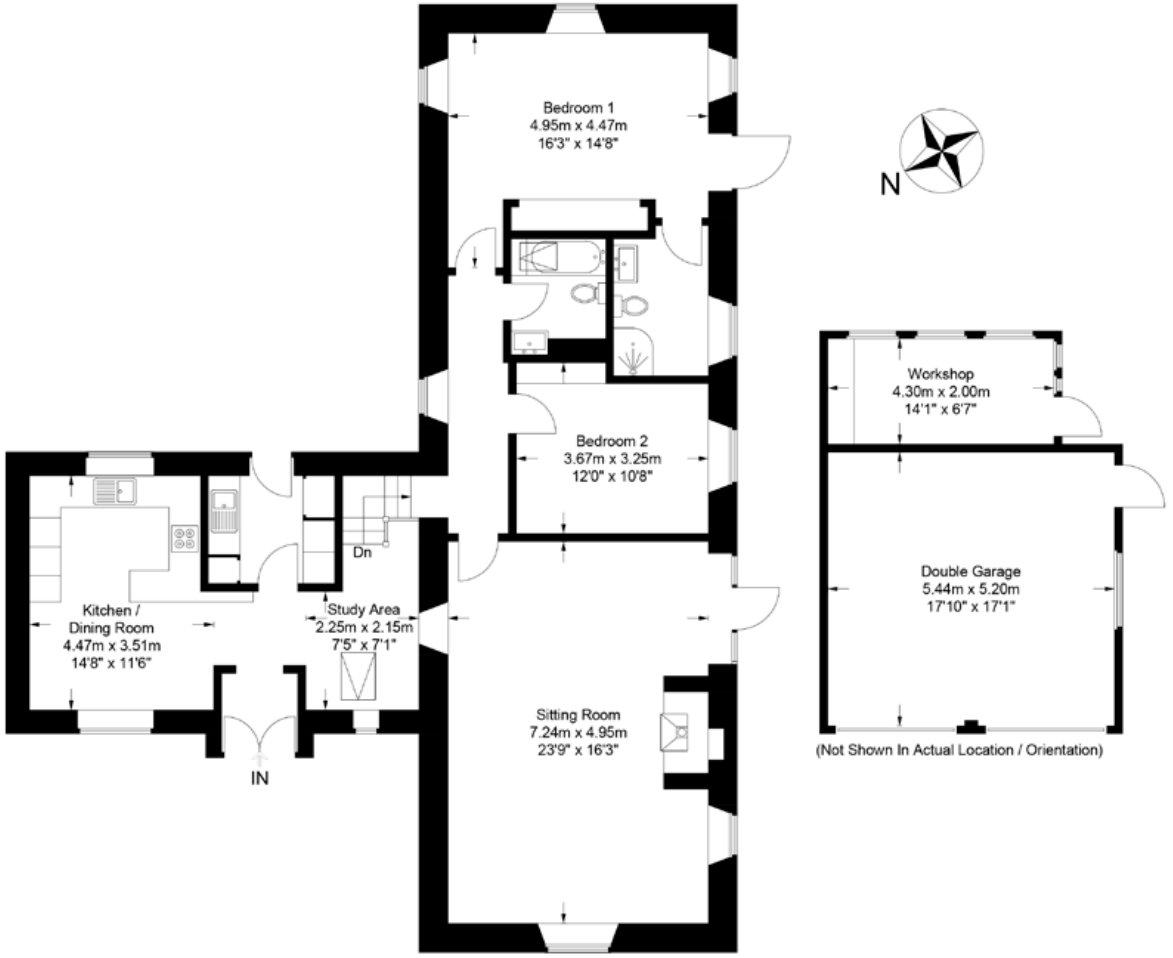
EPC: Band D

Tenure: Full vacant possession on completion.

DIRECTIONS (SP7 0BW)

From Shaftesbury, take the A350 south towards Blandford. After about 1.5 miles at the bottom of the hill, turn left just before a small bridge into Foots Hill. Continue up the hill and Greenland Byre will be found on the right-hand side, with parking directly in front of the double garage.

Viewings: Strictly by appointment with the sole agents Jackson-Stops, Shaftesbury, Dorset. Telephone: 01747 850858



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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