

Hawkcombe Cottage

Hawkcombe Lane, Twyford, Shaftesbury, Dorset

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Twyford
Shaftesbury
Dorset SP7 0JH

A significantly extended period character cottage with a range of buildings and studio in an idyllic rural location surrounded by about 5 acres of gardens, wildflower meadows and fields.



- Detached character stone house
- Set amidst glorious countryside
 - Studio and annexe
- Triple aspect master bedroom with ensuite
 - Attractive gardens
- Wildflower meadows and land totalling 5.35 acres
 - Close to Shaftesbury

Guide Price £1,200,000

Freehold

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THE DWELLING

Hawcombe Cottage is believed to have origins dating back to the late 1700s and is built of local Shaftesbury stone elevations under a pitched tiled roof. The current owners significantly extended the house in 2006/7 and it now offers spacious well laid out accommodation perfectly combining old and contemporary. The original reception rooms have wood burning stoves in stone fireplaces, the triple aspect kitchen/dining room is an excellent family space and there is a superb garden room with vaulted ceiling. On the first floor are three generous double bedrooms, a family bathroom and a ensuite to the master bedroom. Hawcombe is found on a quiet lane between Twyford and Compton Abbas and is on the edge of the Cranborne Chase National Landscape which is a Dark Skies area with low light pollution.

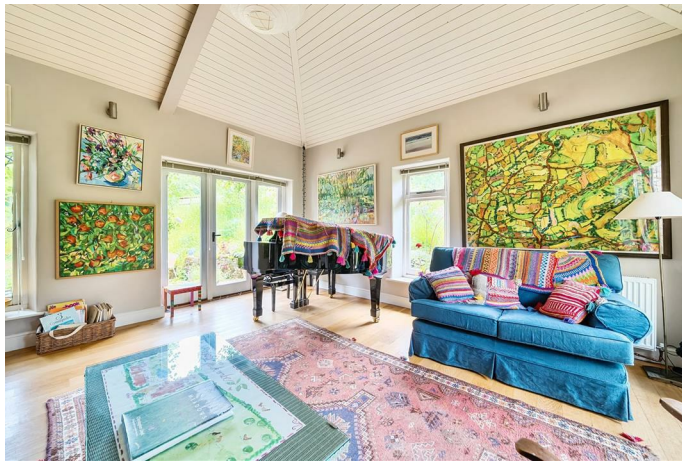
ACCOMMODATION

See floor plan

OUTSIDE

The property is approached via double wooden gates on to a drive with parking for a number of cars. There is an annexe / holiday let converted in 2017 - 2/2017/1292 FUL - with one bedroom, kitchen, sitting room and shower room. A fantastic artist's studio was built in 2019 - 2/2019/1193 FUL, which also has solar panels generating electricity for the house. To the rear of the house is the main garden which has a variety of lovely flowering plants and shrubs with a gate leading to the wild meadow and fields and a delightful walk goes around the perimeter taking in the stunning views of the surrounding countryside. The whole property extends to about 5.35 acres and the land is about 4.5 acres and wraps around the cottage and buildings. The land has been planted and designed to take full advantage of the topography with seated areas and a studio whilst other areas have been planted with wild flowers to encourage a natural habitat for many species.





SITUATION

Twyford is a small rural hamlet set amidst unspoilt countryside just outside the National Landscape close to the neighbouring village of Fontmell Magna a highly sought after village nestled in the Dorset countryside on the edge of the Cranborne Chase, it benefits from a renowned local pub 'The Fontmell', a highly regarded Primary school, a delightful village shop/tea room and doctor's surgery. Nearby Compton Abbas has a village hall with thriving community based activities including yoga, 2 walking groups, book clubs and weekly get together.



Shaftesbury has an excellent range of shop and amenities including a delicatessen, cafes, pubs, restaurant, niche retailers, a newly re-opened boutique hotel, banks, two supermarkets, small hospital, library, health centre and an arts centre.

The area has good communication links with the A303 and the nearby town of Gillingham offers a mainline railway station to London Waterloo and the Southwest.

The area is renowned for its schools, both state and private and the town has primary schools and a good secondary school.

DIRECTIONS

What3words:///jetted.dark.sprinkler

SERVICES

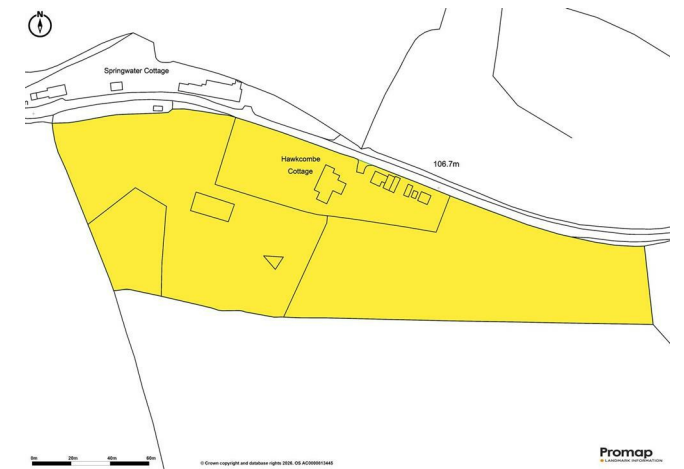
Mains water and electricity are connected to the property. Private drainage. Air source heat pump.

MATERIAL INFORMATION

Standard & ultrafast broadband is available. Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by Three Network) (Information from Ofcom <https://www.ofcom.org.uk>)



Council Tax Band: G
 Planning - The neighbouring landowner has been granted planning permission for the erection of a large agricultural barn, currently being built, close to the south eastern corner of the land..
 See Dorset Council's planning portal for further information.



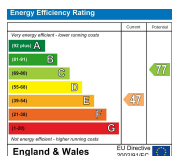
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Approximate Area = 2512 sq ft / 233.3 sq m

Outbuilding = 1242 sq ft / 115.4 sq m

Total = 3754 sq ft / 348.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1297594



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