



Langbury Cottage
Piccadilly Lane, Shapwick
Wimborne, Dorset, DT11 9JY

A charming 18th century Grade II Listed 2 double bedroom detached thatched cottage in a quiet country lane on the fringe of this popular Dorset village between the market towns of Blandford Forum and Wimborne Minster.

ASKING PRICE: £685,000
FREEHOLD



Christopher
Batten

in association with

Winkworth



Dating back to 1727, and formerly part of the Bankes Estate, this highly individual cottage is of brick and cob construction, and the wheat reed thatched roof was replaced in 2024.

It stands in delightful gardens of over a quarter of an acre including a detached garage, a thatched bothy which could be used as a studio/annexe/Airbnb, and a former stable block now being used as a garden room, workshop and studio/office, all of which have power and lighting.

The house boasts a wealth of original features including an open fireplace, exposed beams and timbers, ledged-and-braced oak internal doors, and feature woodblock flooring to the ground floor. Both bedrooms have en suite facilities.





The inscription 'JGB 1727' refers to Joshua George Biles, whose family owned Langbury (formerly known as Longbury) Cottage until the 1930s.

An entrance porch (with folding timber doors and brick floor) and an oak stable door lead to a quarry tiled entrance hall with exposed ceiling beams, a quarry tiled under stairs study area, and a walk-in pantry.



The charming sitting room has an exposed brick wall incorporating an open fireplace, exposed ceiling beams and timbers, and window seats.

The kitchen/breakfast room has exposed beams and timbers and a superb view over the adjacent farmland. It is fitted with a Twyford butler's sink, a range of hand-built pine units, a single oven and a 4-burner gas hob, and has space for a fridge, a bench seat and space for a table and chairs.



The first floor landing leads to 2 delightful bedrooms, both of which have fitted wardrobes and lovely views. Bedroom 1, to the front, is an L-shaped room with an en suite bathroom, and bedroom 2 has an en suite shower room.

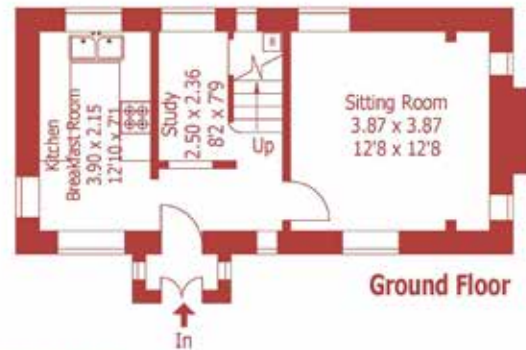
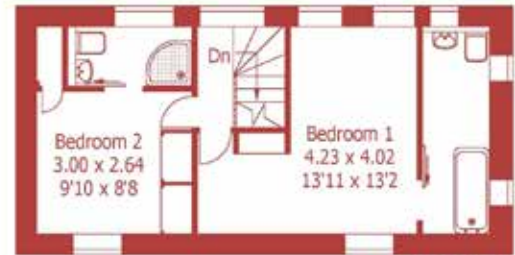
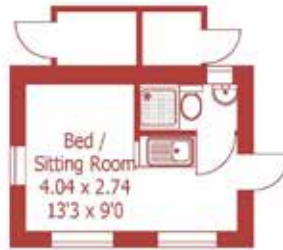
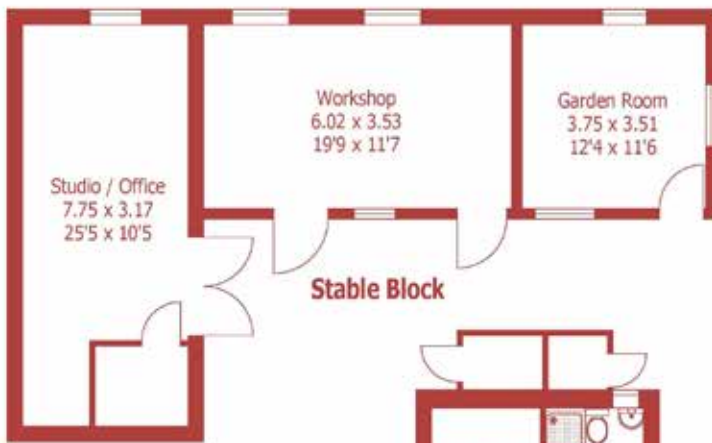
Langbury Cottage stands in beautiful cottage gardens offering total privacy and backing onto open farmland.

A wide concrete driveway provides off road parking and leads to a detached double garage with wide timber entrance doors and a personal door. Behind the garage is a large, L-shaped former stable block, now used as a garden room, a large workshop and a studio/office.

There is also a thatched detached bothy/ studio/annexe with rendered elevations, ideal as an annexe for a dependent relative/studio/ Airbnb, with a small bed/sitting area, a kitchenette (with sink, electric water heater, and



Approximate Gross Internal Area :-
 Cottage 71 sq m / 765 sq ft
 Bothy 12.7 sq m / 135 sq ft
 Stable Block 60 sq m / 645 sq ft



For identification purposes only, not to scale, do not scale



DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



space for a small table) and a shower room (with shower, wash basin and WC.)

The gardens surround the cottage on 3 sides and include lawns, a pond, a thatched, brick-lined well, brick pathways and terracing, high mixed hedges, trees including birch, beech and ash, a wealth of flowers and shrubs, and a pedestrian gate to the lane.

Shapwick is a sought after, picturesque village with a parish church, a green with a children's play area, and a community-owned pub, The Anchor Inn. Properties rarely become available for sale in the village as many of its homes are owned (and let) by the National Trust, which also owns the nearby stately home of Kingston Lacy and the ancient hillfort at Badbury Rings. There are state First Schools in the nearby villages of Pamphill, Spetisbury and Sturminster Marshall, the latter of which has 2 pubs, a post office/shop and a pharmacy.





The market towns of Blandford Forum and Wimborne Minster are both easily accessible and offer a wide range of schools, shops and other amenities. Mainline rail links to London Waterloo are available in the coastal towns of Poole and Bournemouth, which are both within about 30 minutes' drive.

Directions: From Wimborne, proceed towards Blandford on the B3082, passing Kingston Lacy House and entering the avenue of beech trees beside Badbury Rings. Take the second turning on the left, signposted to Shapwick. Proceed past Crab Farm on the right, and the turning to Park Lane on the left. Take the next turning on the left into Piccadilly Lane. Longbury Cottage is the only property on the left hand side in Piccadilly Lane.

Council Tax: Band F

EPC: Exempt due to Grade II Listing



properties@christopherbatten.co.uk
01202 841171

15 East Street | Wimborne
Dorset | BH21 1DT



Christopher
Batten

in association with

Winkworth