



RAVELSTON

Hursey, DT8 3LN

Price £625,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Ravelston is located in the semi-rural hamlet of Hursey, this beautifully modernised three-bedroom bungalow presents a superb opportunity for those buyers seeking a blend of stylish modern comfort and rural living. There are three spacious reception rooms, three good sized double bedrooms, and three bathrooms. The bungalow has a contemporary fitted kitchen with high specification integrated appliances and a separate utility room. The landscaped garden wraps around the side and rear aspects, with a spacious driveway to the front for several vehicles. The garden has excellent views from various locations including raised decking overlooking the village and countryside beyond. The bungalow benefits from oil central heating which can be controlled by the Netatmo smart home system App and modern uPVC double glazing throughout.

Situation

The local area*
 2.5 x miles – Beaminster
 6.0 x miles – Crewkerne (with Waitrose & Train to Waterloo)
 6.9 x miles – Bridport

*All distances are approximate and sourced from Google Maps.

The local area

The hamlet of Hursey is located on the edge of the village of Broadwindsor which offers many amenities including a community run shop and public house. There is a primary school and a MUGA (Multi Use Games Area) that is available to anyone to use. The Stableyard Restaurant sits on the edge of the village along with a number of outlets including a beauty salon and hairdressers.

Local Authority

Dorset Council Council Tax Band: E
 Tenure: Freehold
 EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Porch

Hall

Radiator, airing cupboard and storage cupboard.

Sitting room

A delightful room with decorative, cast iron, working, open fireplace and bespoke bi-fold doors leading to the superb garden room/conservatory. 2 radiators.

Garden room/Conservatory

Doors leading to the attractive gardens. Bi-fold doors from sitting room. Roof with 10 year guarantee added in 2021. 2 radiators.

Dining room

Radiator. This room could possibly be used as another bedroom if required.

Kitchen/Breakfast room

A splendid and well fitted room with good range of floor and wall mounted cupboards and drawers, Lamona hob, extractor fan over, double oven, dishwasher and fridge freezer. Sink unit with mixer tap. Work surfaces.

Utility room

Plumbing for washing machine, cupboards and drawers, sink unit and water softener.

Bedroom One

Triple wardrobe.

En suite Shower room

Suite comprising shower cubicle, hand basin, low level w/c, tiled walls.

Bedroom Two

Double wardrobe.

Bedroom Three

Currently being used as a study with useful workstation.

Wet Shower room

Suite comprising shower, hand basin low level w/c, tiled floor and walls.

Family bathroom

Suite comprising tiled walls and floor, panelled bath with power shower, hand basin with vanity unit and low level w/c.

Garage

Electric roller door and oil fired boiler.

Outside

Gardens

The front aspect of the garden has a green house with a large fruit cage. Beyond the fruit cage is a spacious raised area laid to lawn and bordered by a variety of mature shrubs. From the lawn is a raised decking area looking over the fields and village beyond. There is a further fruit cage next to a raised BBQ area. To the side of the property is a sizable storage shed. Please be aware that the summer house is not included in the sale.

Material Information

Mains electric and water.

Oil fired heating.

Mains drainage

Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

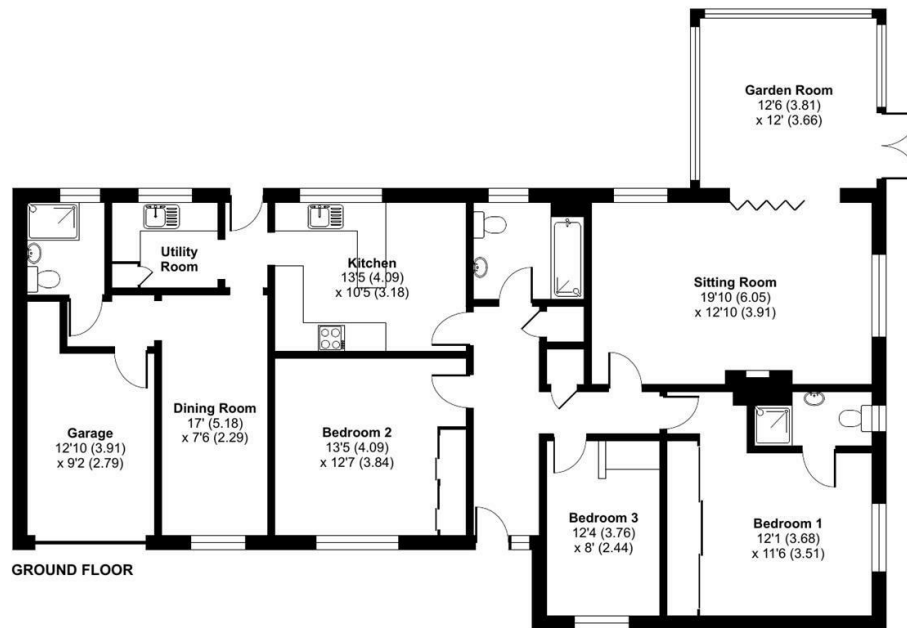
For planning applications, please contact West Dorset District Council.

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-application-search-and-comment>

Ravelston, Hursey, Beaminster, DT8

Approximate Area = 1681 sq ft / 156.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Mayfair Town & Country. REF: 1059815



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01308 862606

beaminster@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

