



THE OLD GRANARY

Cerne Abbas, DT2 7JX

Price Guide £390,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Situated in the charming village of Cerne Abbas, this delightful house on Acreman Street offers a perfect blend of traditional character and modern convenience. As you approach the house, you will be greeted by its inviting façade, which reflects the quintessential charm of the area. Inside, the property boasts spacious living areas that are filled with natural light, creating a warm and welcoming atmosphere. The well-appointed kitchen is perfect for culinary enthusiasts, providing ample space for meal preparation and entertaining guests. The house features three comfortable bedrooms. The garden provides an excellent outdoor space for family gatherings, gardening, or simply enjoying the fresh air. This property presents a wonderful opportunity for families, couples, or individuals looking to settle in a tranquil yet vibrant village. With its appealing features and prime location, this house on Acreman Street is not to be missed.

Situation

The local area (Mileages approximate)

Dorchester 8 miles
 Weymouth 17.5 miles
 Sherborne 12 miles
 Beaminster 14

The local area

The conservation village of Cerne Abbas lies within the unspoilt Dorset Downs within an Area of Outstanding Natural Beauty. The village itself has a vibrant community feel and an excellent range of facilities including a village shop and Post Office, tea rooms, three public houses, a first school, and doctors' and dispensing surgery. It also has the fine parish Church of St Mary, medieval abbey and its famous Cerne Abbas Giant carved into the chalk hillside. There is a regular bus service to both Sherborne and Dorchester. The village of Cerne Abbas lies just east of the A352, and is just under 8 miles north of the county town of Dorchester with its excellent range of facilities. Up the valley in the other direction is the busy abbey town of Sherborne. Both towns have mainline railway stations with a fast regular service to London Waterloo.

Local Authority

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E	27	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Sitting Room/Dining Room

A superb light and spacious room with 2 window seats , brick fireplace , exposed beams and stairs to first floor.

Kitchen/Breakfast Room

An attractive room with tiled floor, double deep glazed sink with mixer tap, excellent range of cupboards and drawers ,fitted microwave, oven, hob and extractor fan. Larder, fitted fridge ,tiled splashbacks and work surfaces.

Utility Room

Tiled floor, deep sink unit, good range of cupboards and drawers, boiler cupboard housing calor gas fired boiler, fitted fridge freezer and radiator. Work surfaces and splashbacks. Plumbing for washing machine .Under floor heating.

W/C

High level w/c and radiator.

First Floor

Landing

Radiator

Bedroom One

Radiator, shelving and wardrobe.

Bedroom Two

Radiator and wardrobe.

Bathroom

Suite comprising deep roll edge bath, shower cubicle, high level w/c, hand basin and radiator

Second Floor

Bedroom Three

Radiator, wardrobes and velux roof light.

Outside

Access via Acreman Close to Single Garage and Parking Space

Gardens

The gardens are mainly located to the rear and comprise paved and walled terrace with steps to lawns and pathway to the garage. The gardens is fenced and hedged.Log store.

Material Information_

Additional information not previously mentioned

- Mains electric, water and drainage.
- Calor gas fired central heating.
- 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

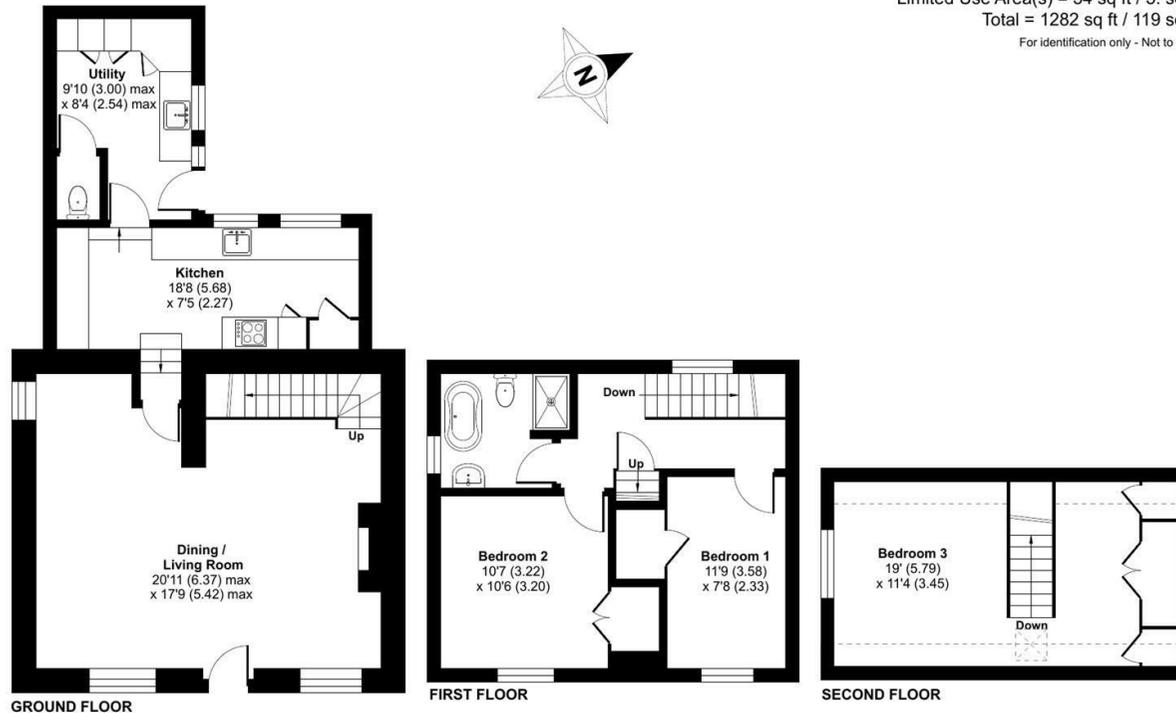
Flood Information:

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

Acreman Street, Cerne Abbas, Dorchester, DT2

Approximate Area = 1228 sq ft / 114 sq m
Limited Use Area(s) = 54 sq ft / 5. sq m
Total = 1282 sq ft / 119 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). © nchecon 2025. Produced for Mayfair Town & Country. REF: 1296686



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)

