

Mushroom Farm

Poyntington • DT9 4LF

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Detached house with agricultural occupancy condition

FOR SALE



■ DESCRIPTION

■ A modern five-bedroom detached house set back from the road with a shared drive and gardens to the rear, set within approximately 0.93 of an acre and situated on the edge of the village of Poyntington. Constructed in 1980's and subject to an Agricultural Occupancy Condition. The occupation of the property is limited to a person solely, mainly employed, or last employed prior to retirement, in the locality, in agriculture as defined in section 336 of the Town & Country Planning 1990.

■ ACCOMMODATION

Front door leading to the entrance hall.

■ **RECEPTION ROOM** Triple aspect, two radiators; ariel point, feature fireplace with stone mantel and hearth; double glazed French doors leading out to the patio and garden.

■ **STUDY/DINING ROOM** Double glazed window to the front aspect; radiator.

■ **CLOAKROOM** Three-piece suite comprising of a fully tiled shower cubicle; pedestal hand wash basin; low level wc; radiator; double glazed window to the rear aspect.

■ **PLAYROOM** Single door and double-glazed window to the side; double doors to the front; radiator; plumbing for washing machine; solar panel consumer unit; storage cupboard and shelving.



■ **KITCHEN/BREAKFAST ROOM** Triple aspect; fitted with a range of wall and base units with worktop over; one and half bowl sink unit with mixer tap and drainer; integrated dishwasher; extractor; space for cooker; space and plumbing for fridge freezer; Velux window and tile effect flooring.

■ **CONSERVATORY** Range of base units with worksurfaces over; tile effect flooring.

FIRST FLOOR

■ **LANDING** Loft hatch; storage cupboard housing the hot water cylinder.

■ **BEDROOM 1** Double glazed window to the side and front aspect; aerial point. Door leading to:

■ **EN-SUITE SHOWER ROOM** Double aspect, three-piece suite comprising of a corner shower, pedestal hand wash basin; heated towel rail; downlighters.

■ **BEDROOM 2** Double aspect; radiator; aerial point.

■ **BEDROOM 3** Double aspect; radiator; built in wardrobe with hanging rail; cupboards below and built-in shelving; aerial point.

■ **BEDROOM 4** Double glazed window to the front; radiator

■ **BEDROOM 5** Double glazed window to the front; radiator



FEATURES

- **Five Bedroom Detached House with Agricultural Tie**
- **Main Bedroom with Ensuite Shower Room**
- **Kitchen/ Breakfast Room**
- **Reception Room**
- **Dining Room/Study**
- **Playroom**
- **Downstairs Cloakroom/Shower room**
- **Conservatory**
- **Carport and Parking**



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■ **FAMILY BATHROOM** Double glazed window to the rear; three-piece suite comprising of panel enclosed bath with shower attachment over; pedestal hand wash basin; low level wc; part tiled walls; tiled flooring; radiator.

OUTSIDE

■ **FRONT GARDEN** The property is accessed by a shared drive with a five bar gate leading to a gravel driveway bordered by hedging.

■ **REAR GARDEN** Laid to lawn interspersed with a variety of mature trees and shrubs enclosed by fencing and hedging.

■ **CARPORT** Light and power.

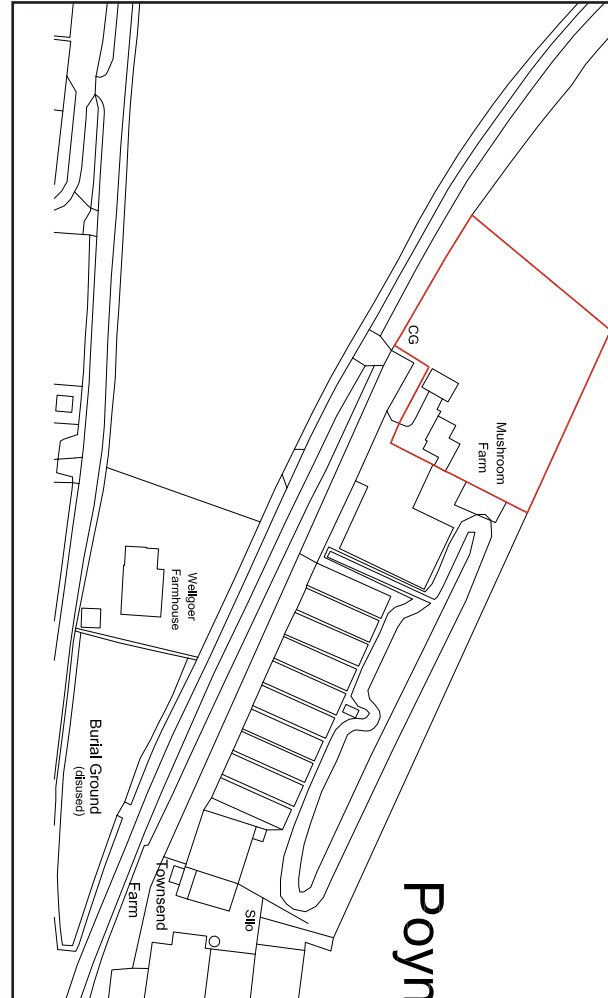
■ **STORE** Accessed through the carport; enclosed kennel housing to the front; light and power. Additional storage area to the side of the carport accessed by stable door and backs onto lean to sunroom.



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Poyntington • Dorset • DT9 4JF

FLOOR PLANS



FOR CLARIFICATION

We wish to inform you prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishing.

Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically itemised within these particulars.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



LOCATION

Poyntington is a small village nestling on the Dorset border. The village has a church and a village hall, whilst the surrounding villages of Corton Denham, Charlton Horethorne and Millborne Port between them providing a selection of shops, public houses and other amenities. The nearby towns of Wincanton and Sherborne offer a wide range of shops and businesses.

Sherborne 2.5 miles (Waterloo 2.25 hours), Wincanton/A303 7.3 miles Yeovil 8 miles, Castle Cary train station 11.4 miles (Paddington 90 minutes) Bridgwater/J23 M5 30.6 miles, Bournemouth Airport 38 miles Bristol Airport 40 miles (Distances and times approximate).

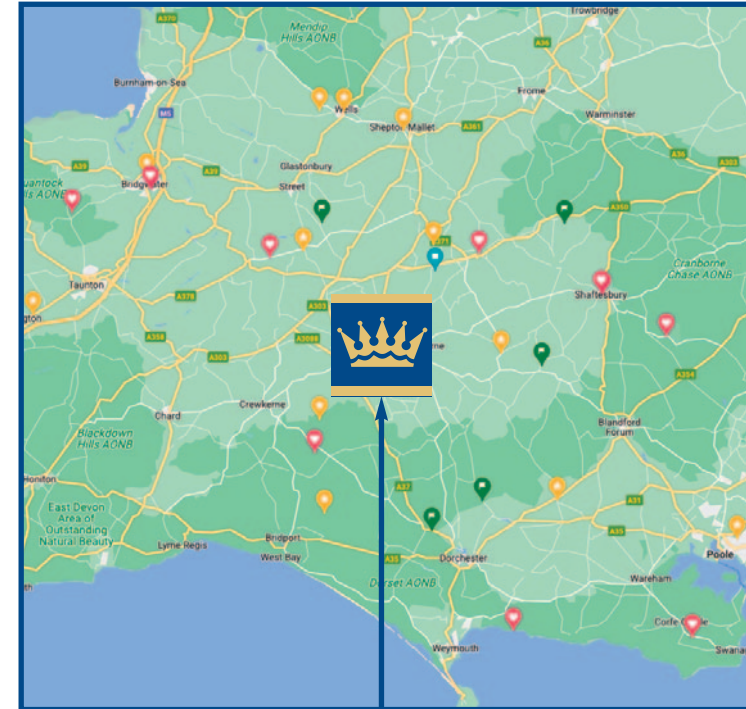
SERVICES Mains Water, private drainage, electricity, oil fired central heating, solar panels and telephone all subject to the usual utility regulations.

Caution NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

COUNCIL TAX BAND D

TENURE Freehold

VIEWING Strictly by appointment through the agents.



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