



Connells

Lydgate High Street
Spetisbury Blandford Forum



Spetisbury is historical village noted in the Domesday Book in 1086 and takes its name from an old English word for Woodpecker (Speoht) and fort (byrig) being a reference to the Iron Age fort, Known as Spetisbury Rings just a few 100 ft from the cottage.

Lydgate is a Grade II listed building located at the end of a small private driveway with parking for two or three cars. This pretty semi-detached thatched cottage is deceptively spacious with a large reception room and inglenook fireplace, large kitchen with breakfast area overlooking the patio garden, Ground floor Bedroom, separate shower room and two further Bedrooms on the first floor one with En-suite bathroom.

Outside is the very essence of a cottage garden with mature trees and shrubs and a wonderfully pretty, sunny patio area access from the cottage, steps up to further hidden gardens and then onto a larger grassed area from where there are far reaching views over the valley, the River Stour and farmland beyond.

Location: Located about 3 miles outside of Blandford and about 7 miles from Poole. Access to the A31 and London is only 5 minutes away. The train station at Poole to London Waterloo or Weymouth are about 20 minutes' drive.

Front Garden & Drive

Approached by a private driveway laid mostly to gravel and part paved area, the drive provides off road parking for 2/3 vehicles. Plenty of mature trees and raised flower and shrub borders.

Entrance Lobby

Entrance Door leading into a small entrance lobby and further door to Reception Room.

Living Room

18' 7" x 14' 1" (5.66m x 4.29m)

Front aspect with two windows both having secondary double glazing and window seats. Beamed ceilings, Inglenook fireplace with log burner and former bread oven to one side. Under stairs cupboard, Recessed bookshelves to wall, radiator. Door to inner hallway and staircase leading to first floor accommodation.

Kitchen/Breakfast Room

17' 5" x 9' 2" max (5.31m x 2.79m max)

Dual aspect room with a stable door opening to the front of the property and further double width sliding patio doors opening to the lower level courtyard patio with steps to the terrace and gardens beyond. Fitted with a range of cottage style pine wall and base units to include wall mounted plate rack and wooden work surfaces above, tiled splashbacks, Inset four ring gas hob. Space for fridge and freezer, slate tiled floor. Inset sink with drainer, radiator. Door leads to inner hallway.

Bedroom 2

13' 9" x 15' 5" (4.19m x 4.70m)

Window overlooking the pretty patio gardens, Bright room with painted beamed ceiling, built in double wardrobes to either of bed space with further wardrobe. Radiator.

Inner Hallway

13' 2" x 6' 3" (4.01m x 1.91m)

Inner Hallway with access to all ground floor accommodation. Kitchen, Reception Room, Ground floor Bedroom and Shower Room. Door to outside and Patio.

Shower Room/ WC

Irregular Shaped Room 5' 9" x 5' 9" max (1.75m x 1.75m)

Side aspect frosted Window. The Shower/WC has fully tiled floor and walls, triple width electric shower with glass doors, low level WC, vanity wash hand basin with fitted cupboards under, extractor fan, and heated ladder towel rail.

First Floor Landing

Feature exposed brick wall and original beamed ceiling, inset shelves to wall and access to loft area.

Main Bedroom

14' 5" x 10' 1" (4.39m x 3.07m)

Window to front with secondary glazing with pretty aspect overlooking the front garden and drive. Louvre doors lead to stairs up to en-suite bathroom. Exposed feature brick wall.

En-Suite Bathroom

9' 1" x 7' 9" (2.77m x 2.36m)

Side aspect with window and Velux window, A spacious bathroom with a feature cast iron rolled top bath, half panelled walls with dado rail, Heritage pedestal wash hand basin, close coupled WC, several eaves storage cupboards, radiator.

Bedroom 3

8' 4" x 8' 1" (2.54m x 2.46m)

Window to front with secondary glazing with pretty aspect overlooking the front garden and drive. Internal casement window to landing, double radiator.

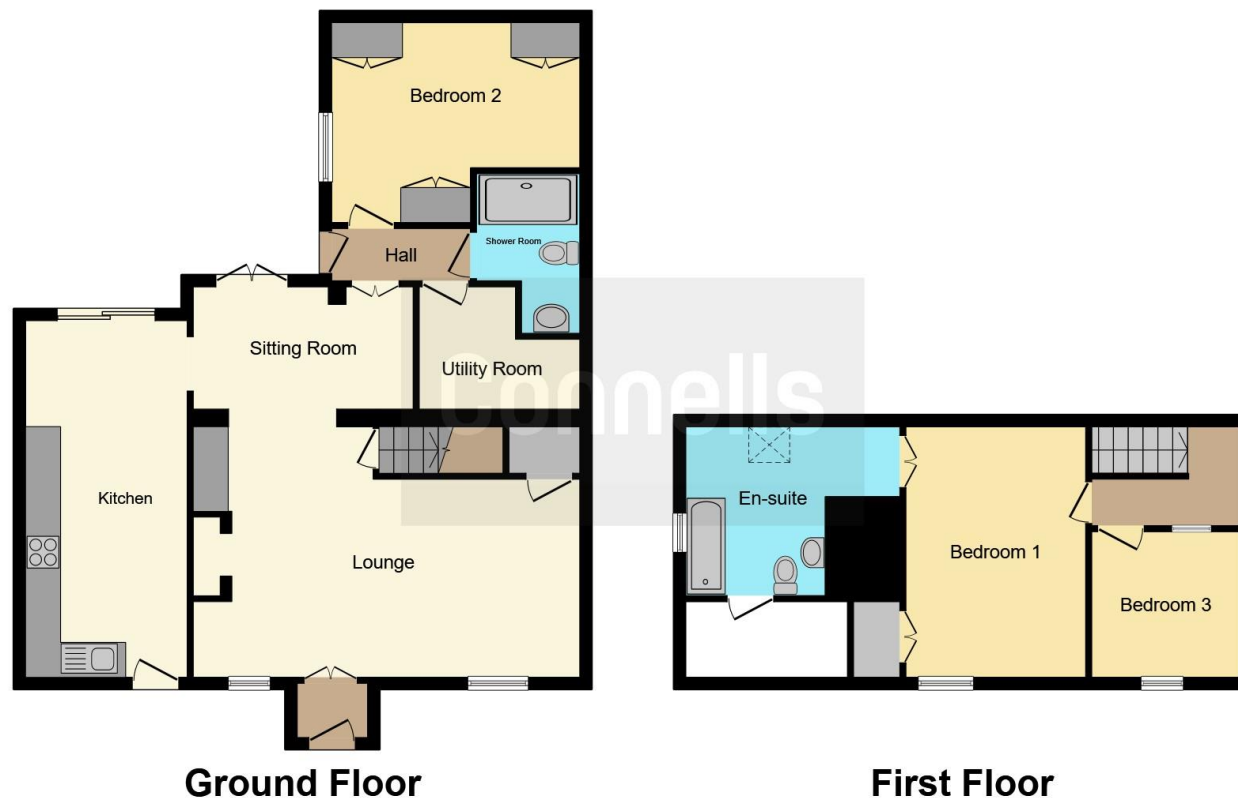
Rear Garden

The rear garden is separated into three sections. The first is a pretty and sunny paved terrace patio area at the rear of the property, enclosed partially by rendered walls with wrought iron railings, steps lead up to second section of the garden. Paved walkway around raised flower beds and vegetable beds with further half-moon paved steps leading to a lawned area completely enclosed by mature trees and shrubs, small pond. The pathway extends to a small wooden shed and wooden pergola. Further lawned area with mature trees and shrubs offering plenty of privacy with views towards the river and farmland.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLF306383

directions to this property:

From our office head North on Salisbury Street (B3082) towards Anchor Gateway. Continue straight to stay on Salisbury Street for 0.2 miles, Use any lane to turn right towards Damory Street. Turn right onto Damory Street and continue on the (B3082). At the Two Gates roundabout take the third exit onto the (A354). Continue to the next roundabout Badger Roundabout and take the first exit onto the Bournemouth Road - (A350). The property will be found on the left.

EPC Rating: Council Tax
 Exempt Band: E

Tenure: Freehold



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