



**CHAFFERS**  
ESTATE AGENTS



## 4 The Old Coach House

, Iwerne Minster, DT11 8LW

Nestled in the charming village of Iwerne Minster, The Old Coach House is in a sought-after location. This enchanting two-bedroom first floor apartment boasts an array of traditional features, including beautiful character beams that add warmth and charm to the living spaces. The accommodation comprises two bedrooms, two bathrooms, Kitchen, lounge/ diner, outside seating courtyard and parking for one.

**Asking Price £300,000 Freehold**

**Council Tax Band: D**

## 4 The Old Coach House

, Iwerne Minster, DT11 8LW



### Description

Nestled in the charming village of Iwerne Minster, for all residents.

The Old Coach House presents a delightful opportunity for those seeking a characterful two bedroom home in a sought-after location. This enchanting two-bedroom apartment boasts an array of traditional features, including oak flooring through the lounge, dining room and bedrooms, with the additional bonus of beautiful character beams that add warmth and charm to the living spaces.

In the main living space you are greeted by a welcoming atmosphere with room for a dining table. The living area is further enhanced by a feature natural limestone fireplace with woodburning stove, perfect for cosy evenings. The separate well equipped kitchen offers a practical space modern wall and base units with Granite worktops for culinary endeavours. The property also includes a well-appointed bathroom, alongside a convenient ensuite for the

master bedroom, ensuring comfort and privacy

Outside, the property features a lovely courtyard, providing an ideal setting for al fresco dining or simply enjoying the fresh air. This outdoor space complements the interior charm and there is the added bonus of a parking space.

### SITUATION - Iwerne Minster

Iwerne Minster has been noted Dorset's best-kept village in recent years and provides local amenities including General Store, Sub-Post Office, Public House, Garage and famous public school, Claysmore. Set between Blandford Forum and Shaftesbury both approximately 6 miles, the surrounding countryside is designated a conservation area. Poole and Bournemouth are approximately 21 and 27 miles respectively. Main working order. line trains to London are available at Salisbury and Gillingham. Located in North Dorset on the

A350 between Blandford Forum and Shaftesbury, Iwerne Minster lies in the Blackmore Vale within the Cranborne Chase and West Wiltshire Downs in an Area of Outstanding Natural Beauty (AONB). The River Iwerne, which flows from a spring within the heart of the village is an ancient river whose name comes from the Celtic "yew-tree stream". The Minster is now the lovely St Mary's Church.

### ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Drainage.  
Maintenance charge - £600 pa paid to Iwerne Minster Management Company.

Council Authority: Dorset Council ~ Council Tax Band: D

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

Energy Performance Certificate: Rated: TBC



### Directions

From the Royal chase roundabout take the A350, follow this road until you reach the village of Iwerne Minster. Turn left just before the The Talbot public house and then immediately turn right. You have reached The Old Coachhouse.

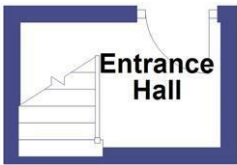




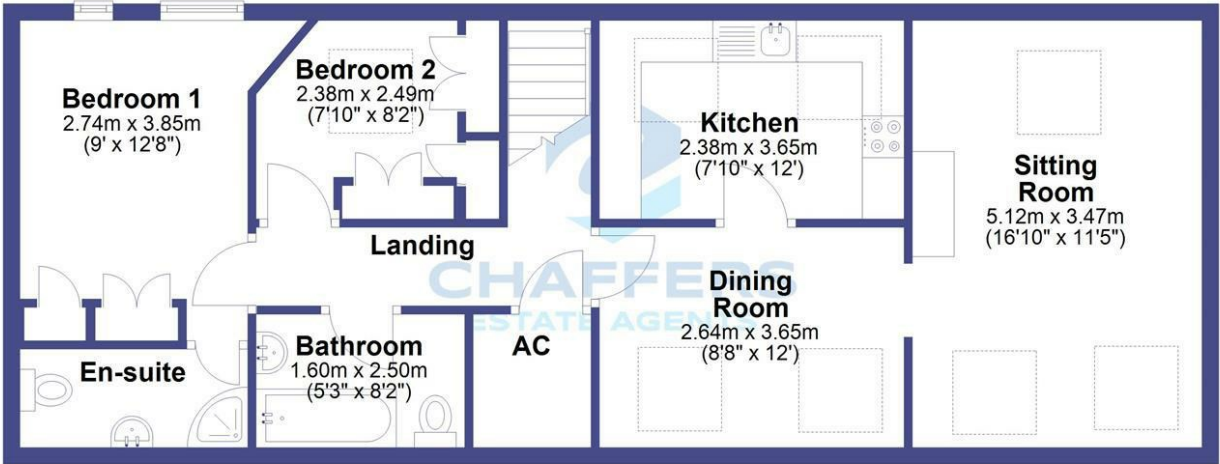


Floor Plan

Flat Entrance



First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

48 High Street, Shaftesbury, Dorset, SP7 8AA  
Tel: 01747 852301 Email: [shaftesbury@chaffersstateagents.co.uk](mailto:shaftesbury@chaffersstateagents.co.uk) [www.chaffersstateagents.co.uk](http://www.chaffersstateagents.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC