



**CHAFFERS**  
ESTATE AGENTS



## Brickles Cottage

Lydlinch Common, Sturminster Newton, DT10 2JD

\*Historic Planning Permission for a Side Extension\* Charming rural setting and offered to the market with ample scope to improve it \*Garage and parking\* and a location teeming with wildlife!

**£350,000 Freehold**

Council Tax Band: C

# Brickles Cottage

Lydlinch Common, Sturminster Newton, DT10 2JD



- Garage and Parking
- Historic Planning Permission
- Semi-rural setting
- Charming location
- Generous gardens
- Three bedrooms
- Scope to improve
- Countryside walks

## Description

Discover the potential of this quaint three-bedroom cottage with two reception rooms, garage and parking, just awaiting transformation into your dream forever home. Nestled in a serene semi-rural setting, it exudes charm and offers a delightful ambiance, the perfect grounds in which to put down lasting roots. Imagine picturesque walks starting right from your doorstep, offering a tranquil escape from the city life. Though secluded, it's worth noting that amenities are a short distance away by vehicle. Furthermore, historical planning permission for an extension provides a promising opportunity for reinstatement, for more details on this please get in touch with our agency.

## Owners Comments:

Brickles Cottage has been our much-loved home for over 16 years.

Our well-stocked organic gardens attract a host of wildlife, making the most of the broadleaf woodland (with bluebells) to the rear of the property and the SSI (Site of Special Scientific Interest) a short distance away to the front.

Lydlinch Common is renowned for nightingales, which are a treat to hear from our cottage each Spring, as well as rare butterflies and moths.

We have created wildlife ponds in the front and back gardens - a haven for newts, frogs and toads - with small solar-powered waterfalls.

There are herbs, fruit and nut trees and bushes throughout the gardens and, in the side garden, we've built raised vegetable beds. The front garden is blessed with old-fashioned scented roses, one of which romantically surrounds the main bedroom window in early summer.

Impossible to convey in the photos is the spectacular dawn chorus in the Spring months, as well as the night-time sounds of tawny owls and barn owls year-round, sometimes interspersed with the bellows and bleats of wild deer.



## Directions

Bickles Cottage Lydlinch Common, Sturminster Newton, DT10 2JD What three words Location: [return.jokes.decorated](https://return.jokes.decorated)  
<https://w3w.co/return.jokes.decorated>



# Floor Plan



Not to scale. For illustration purposes only. Plan indicates property layout only.  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	