



ROMAYNES

STURMINSTER NEWTON, DT10 2HU

£735,000
FREEHOLD

This home boasts: Just under an Acre Plot, 4 double bedrooms, 4 single bedrooms, and 4 reception rooms, making it ideal for families of all sizes, multi-generational living, or even a potential business opportunity such as a boutique bed and breakfast. With its high ceilings, original fireplaces, and ornate hallway tiling, the property retains many of its original features, exuding timeless elegance and charm.



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Description:

A Rare Opportunity to Own a Charming Edwardian Farmhouse with Stunning Grounds and Endless Potential

Step into the past while enjoying modern comforts with this exquisite red brick Edwardian farmhouse, originally built in 1903 and situated on a private acre of malleable grounds. Spanning just under 4,000 sq. ft. of flexible accommodation, this handsome property is steeped in character, offering the perfect blend of history, charm, and modern necessities.

In recent years, the current owners have made significant enhancements to improve efficiency and sustainability. Nearly all the windows have been replaced with uPVC double glazing, solar panels have been thoughtfully installed in the garden, reducing energy costs, and an air-source heat pump has been fitted for central heating. Additionally, the internal walls have been insulated, ensuring the home is warm and comfortable all year round.

Ground Floor:

Upon entering, you're greeted by a bright and welcoming reception hall, complete with a cozy wood-burning stove and access to the side garden via sliding doors. The spacious sitting room with a charming bay window and fireplace, opens into a garden room— a perfect space for entertaining and creating lasting memories. A second reception room offers flexibility as a formal dining room, playroom, or even a home office. The breakfast room and kitchen provide a warm and functional heart to the home, complemented by a pantry, utility room, and convenient gardener's WC. A cloakroom, storeroom, and access to the cellar round off the ground floor.

First Floor:

Two staircases lead to the first floor, where you'll find four double bedrooms and two single bedrooms, each brimming with character, many featuring original fireplaces and fitted washbasins. The bedrooms offer a mix of garden and countryside views, providing a peaceful retreat for all. The first floor also includes two bathrooms, a separate cloakroom, and plenty of storage options.



Second Floor:

The second floor offers an additional two double bedrooms, a storeroom, and access to the attic – ideal for creating a playroom, studio, or additional living space.

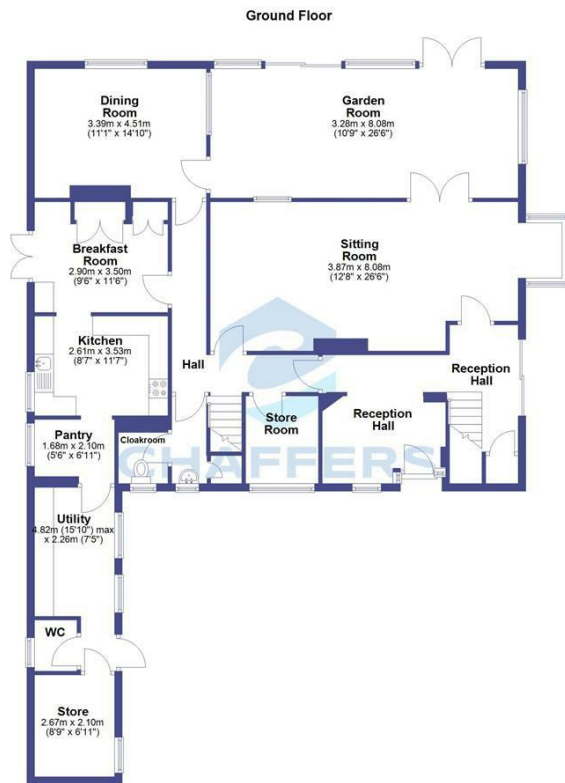
Outdoor Space:

Approached via a private lane, the property features a five-bar timber gate leading to a generous parking area with space for at least six vehicles, as well as room for a boat, caravan, or motorhome. The beautifully maintained gardens, mostly laid to lawn and interspersed with mature trees, shrubs, and a tranquil pond, provide a serene environment with endless possibilities. A range of outbuildings offers space for storage or hobbies, and the grounds, which extend to approximately 0.9 acre, enjoy a sunny aspect and a high degree of privacy.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sturminster Newton
Market Place
Sturminster Newton
Dorset
DT10 1AS

01258 473900
sturminster@chaffersstateagents.co.uk
www.chaffersstateagents.co.uk

