



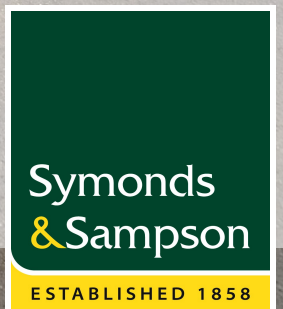
## The Old Post House, Hammond Street, Mappowder, Sturminster Newton, Dorset

A fine Grade II listed former Post House of the village with an impressive barn / workshop.

Guide Price

**£595,000**

Freehold



## The Old Post House, Hammond Street, Mappowder, Sturminster Newton, Dorset, DT10 2EH

- Fine Grade II Listed former Post House in the heart of this rural village
  - Fine period features
    - Inglenook fireplace in sitting room
    - Flagstone flooring to kitchen
- Extensive and level gardens with views over adjoining fields
  - Large barn or workshop at the end of the rear drive
    - Further shed and greenhouse
- Encompassing a wonderful setting with views of the C15th church

Viewing strictly by appointment  
Symonds & Sampson  
01258 473766





A fine Grade II listed former Post House of the village with an impressive barn / workshop.

A fine Grade II listed former Post house in a lovely village, between Sturminster Newton and Dorchester.

The front door brings you into a small flag stoned entrance hall with the main reception rooms to each side. The dining room is able to take a long table, the sitting room has a wonderful inglenook fireplace with a wood burner and bressummer beam above, dual aspect windows with village views to the front. There is a door to the kitchen which has a range of wall and floor units with electric oven and extractor above. There are lovely flag stones giving a country feel to the kitchen. A utility room is off to the side with plenty of space for all the usual appliances and also houses the oil fired boiler. Offsetting the kitchen, is a breakfast area, which leads also to the rear porch or sun room with its stable door to the rear parking area.

Leading further from the breakfast area is the inner hallway

with stairs rising to the first floor and a guest wc to one end. The hallway also leads back to the dining room with its original Post House bay window over looking the front and with village views.

The stairs gently lead to the first floor, which consists of 3 double bedrooms, the master bedroom being sizable with an en suite bathroom, dual aspect windows and built in cupboards, one of which houses the hot water tank. On the landing is a small office area with lovely views over the surrounding countryside. A family shower room sits at the other end of the house.

#### Situation

Mappowder is a parish on the edge of the Blackmore Vale, comprising a village with a 15th century church and is surrounded by some of Dorset's loveliest countryside and is ideal for walking and riding. It is 7 miles south-west from Sturminster Newton and 10 miles north-east from Dorchester.

#### Directions

Entering Mappowder from Hazelbury Bryan, continue on Hammond Street to a left hand bend and The Old Post House is on the right hand side with the Listed Telephone Box in front

#### Outside

The house lies in the centre of the village with a tarmac area to the front whilst rear parking is accessed from a side track, shared with The Tithe Barn and takes you through a five bar gate to another tarmac laid area leading to shingle driveway. The rear porch or sun room gives access to the house and a raised patio area, overlooking the pond, is just outside the house. The driveway leads to the barn or workshop of an excellent size, with double garage doors on one side. Two sets of steps lead onto the mainly level lawned area, which backs onto other gardens and fields beyond. A number of fruit and specimen trees dot the garden and there is also a further shed and greenhouse and small area that was once the vegetable patch. A glorious setting.

## Services

Mains water & drainage and electricity are connected to the property. Oil fired central heating system with electric radiator in sun room.

## Local Authority

Dorset Council Tel: 01305 221000  
Council Tax Band: E

## Property Information

Broadband - Standard & Ultrafast broadband is available.

Mobile phone coverage - Mobile phone coverage is available coverage is best provided by EE or Three networks  
(Information from Ofcom  
<https://www.ofcom.org.uk>)

EPC: Exempt

# Hammond Street, Mappowder, Sturminster Newton

Approximate Area = 1634 sq ft / 151.7 sq m

Outbuilding = 533 sq ft / 49.5 sq m

Total = 2167 sq ft / 201.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1095820



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