



## Starlings Cottage, Fifehead Neville, Sturminster Newton, DT10 2AL



- Rent £1200 per calendar month / £276 per week
- Security Deposit - £1384
- Kitchen with oil fired Aga
- Pretty enclosed garden
- Holding Deposit £276
- EPC Exemption Number - BEIS00116072DJFDH
- Three bedrooms, bathroom
- Lovely rural village

**£1,200 Per Month**



Charming Grade II listed cottage situated in the pretty, rural village of Fifehead Neville. Available immediately for a 6 month tenancy. Pets at Landlord's discretion.

Starlings is believed to be one of the oldest cottages in the village and to have origins dating from mid 1700s. It is built of stone elevations under a tiled roof. Internally the cottage has an array of period features including exposed ceiling beams and an impressive Inglenook fireplace. The kitchen has a range of wooden base units, tiled floor, Belfast sink and an oil fired Aga and double doors leading to the conservatory which overlooks the garden. The sitting / dining room is a good size and full of character with wooden floors, shelved recesses and a wonderful large Inglenook fireplace with a wood burning stove and former bread oven.

A door from the sitting room opens to the staircase at the top of which are two bedrooms. A second staircase beyond the kitchen leads to the third bedroom and there is a family bathroom. The property is available unfurnished.

EPC Band – F  
EPC Exemption Number - BEIS00116072DJFDH  
Council Tax Band – D

## OUTSIDE

The property is approached from the lane via a wooden gate and a stone path to the front door. The garden is to the front and side of the house and is laid to lawn with some pretty flower beds, borders and some mature hedges providing privacy.

## SITUATION

Fifehead Neville is a hamlet close to the village of Hazelbury Bryan, situated in mid Dorset and surrounded by rolling, lightly wooded countryside. Hazelbury Bryan has a pub and village shop, the situation is unspoilt and peaceful. It is about 4 miles distant of Sturminster Newton which offers an excellent range of facilities; the old market square retains its appeal with an array of individual shops which include an excellent butcher/delicatessen, greengrocer, electrical retailer and the renowned Harts emporium. The larger centres of Sherborne, Bournemouth, Poole and Bath are all within easy commuting distance. The surrounding countryside is some of the finest in the country and includes nearby Bulbarrow which is designated as an Area of Outstanding Natural Beauty; the Blackmore Vale retains its rural character and provides an abundance of excellent walking and riding.

## SERVICES

The rent is exclusive of all utility bills including council tax, mains water, private drainage via a septic tank (tenant to be responsible for emptying), oil (for heating) and mains electric. The property will be let unfurnished.

Standard and ultrafast broadband is available. Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by Three or EE Network)

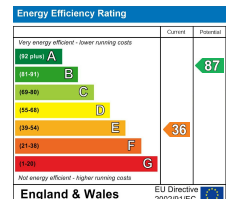
(Information from Ofcom <https://www.ofcom.org.uk>)

No recorded flooding at the property in the last 5 years (information from <https://www.gov.uk/check-long-term-flood-risk>)

Council Tax Band: D

## DIRECTIONS

What3words///divided.qualifier.delusions



Blandford/LM/October 2024



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