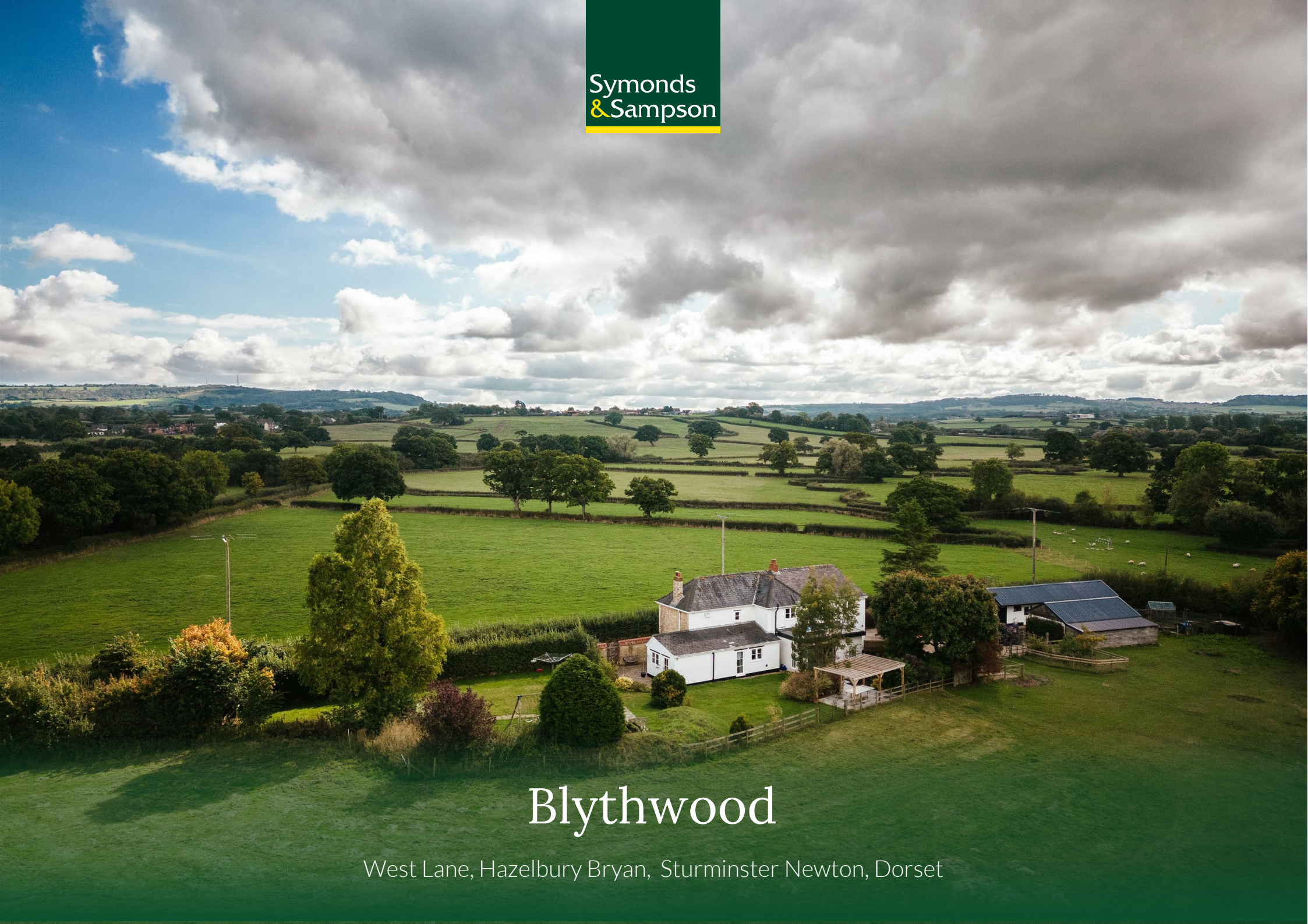




Symonds
& Sampson

Blythwood

West Lane, Hazelbury Bryan, Sturminster Newton, Dorset

Blythwood

West Lane
Hazelbury Bryan
Sturminster Newton
Dorset DT10 2BQ

An extended and modernised period house combining character and charm with contemporary family living in a quiet location on a no-through road with wonderful views, land and stables. In all about 2.40 acres.



- Detached house of approx 2500 sq ft
- Extended, modernised and beautifully presented throughout
- Contemporary kitchen/dining room with roof lantern
- Four / Five bedrooms, three bath / shower rooms (2 e/s)
 - Glorious far-reaching views over surrounding countryside
- Quiet location on a no-through country lane
 - Stables and field. In all 2.40 acres.

Guide Price £999,950

Freehold

Sturminster Sales
01258 473766
sturminster@symondsandsampson.co.uk



THE DWELLING

Blythwood is a detached character house with period origins that has been modernised and extended by the current owners to provide well laid out contemporary accommodation. The kitchen / dining room is a fantastic family space with attractive wooden floors, a range of modern wall mounted and floor standing units, island and bi-fold doors to the terrace. The sitting room has a character stone inglenook fireplace with a large Bressumer beam and a brand new efficient wood burning stove. The snug also has exposed beams and lovely original wooden door. On the first floor bedrooms one and two are dual aspect and all have wonderful views of the surrounding Blackmore Vale countryside and there are two modern ensuite shower rooms and a family bathroom.

ACCOMMODATION

See floorplan but in brief:

Ground floor - Hall, sitting room, kitchen / dining room, snug, study / bedroom 5, utility room, cloakroom.

First floor - Master bedroom with ensuite shower room, bedroom two with ensuite shower room, 2 further bedrooms, bathroom.

OUTSIDE

The property is approached from West Lane, a quiet no-through country lane, via wooden five-bar gates on to a drive with ample parking and turning for a number of cars. A wrought iron gate gives access to the well-draining field and a small gate to the side of the house leads to the gardens. There is a well kept lawn, flower and shrub borders, some mature trees and a west-facing terrace with hedge boundaries along the lane and a post and rail fence to the field. Wooden 5-bar gates from the drive open to a concrete yard and stable block. One block comprises a stable, tack room, store with covered field shelter to the rear while on the other side of the yard are two further stables, a study and a workshop. A five-bar gate gives access to the field and there is a further parcel of land beyond the stables, ideal as a vegetable garden.





SITUATION

Blythwood is found towards the end of a no-through lane on the edge of the village of Hazelbury Bryan and has wonderful views over the lovely Blackmore Vale countryside with its nearby bridleways and equestrian facilities. Hazelbury Bryan has a village hall, pub, church, primary school and well stocked village shop for everyday essentials. The village is a lively community with many clubs and events. Sturminster Newton is a picturesque market town about 5 miles away and has further facilities with a supermarket, shops, doctors and dental surgeries. The historic Abbey Town of Sherborne is about 10 miles away with a wider range of shops and a mainline railway station to London Waterloo.

DIRECTIONS

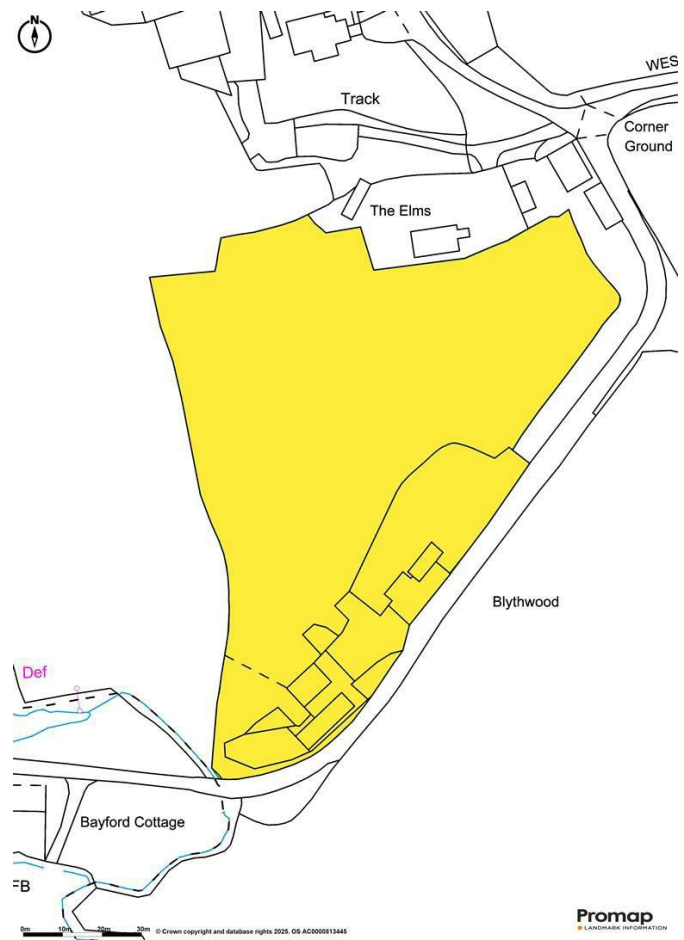
What3words [///marriage.spaceship.taller](https://www.what3words.com/#!/marriage.spaceship.taller)

SERVICES

Mains water and electricity are connected to the property.
Private drainage. Oil fired central heating system.

MATERIAL INFORMATION

Standard & ultrafast broadband is available.
Mobile phone network coverage is limited inside and likely outside.
(Information from Ofcom <https://www.ofcom.org.uk>)
Council Tax Band: F
Agents Note: Drone Photography taken by Robin Goodlad Photography.



West Lane, Hazelbury Bryan, Sturminster Newton

Approximate Area = 2457 sq ft / 228.2 sq m

Outbuildings = 1225 sq ft / 113.8 sq m

Total = 3682 sq ft / 342 sq m

For identification only - Not to scale



Energy Efficiency Rating

Very energy efficient - lower running costs

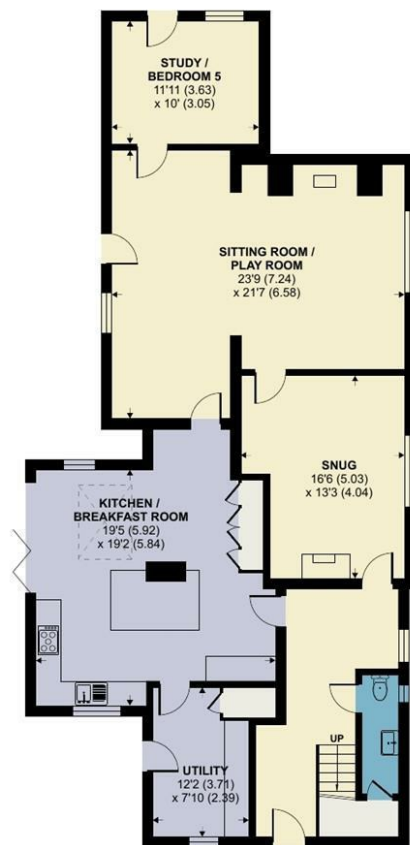
A (91-100) B (81-90) C (71-80) D (61-70) E (51-60) F (41-50) G (31-40)

58

Very energy efficient - lower running costs

EU Directive

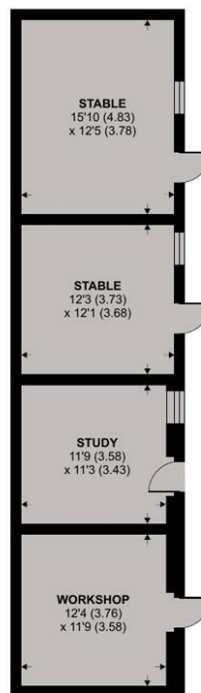
England & Wales



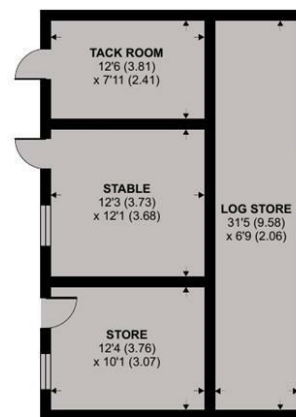
GROUND FLOOR



FIRST FLOOR



OUTBUILDING 1



OUTBUILDING 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential).
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