

Stable Cottage

The Manor House, Purse Caundle, Sherborne,

Stable Cottage

The Manor House
Purse Caundle
Sherborne
DT9 5DY

A refurbished single story three bedroom cottage within the heart of the rural hamlet of Purse Caundle.



- Newly fitted kitchen dining room
- Lounge with woodburning stove
- New oil-fired central heating boiler
 - Three bedrooms
 - Bathroom with shower
- West facing gardens overlooking open farmland
- Off street parking for two cars

£1,300 Per Month

Sturminster Lettings
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THE PROPERTY

A refurbished single story three bedroom cottage within the heart of the rural hamlet of Purse Caundle.

Available immediately for an initial 12-month tenancy with preference for a long term let. Pets at the Landlord's discretion.

Stable Cottage is a stone built single storey cottage with a west facing patio and garden to the rear. There have been some improvements recently that include a newly fitted kitchen, woodburning stove, new oil central heating boiler and re-decoration throughout.

The property benefits from a delightful rural outlook from the rear over open farmland. The landlords live next door, and the ideal tenant should be interested in taking part in the village community.

Rent: - £1300 per calendar month / £300 per week
Holding Deposit - £300
Security Deposit - £1500
Council Tax Band: C
EPC Band: E

SERVICES

The rent is exclusive of all utility bills including council tax, mains water, mains electricity, oil for heating and private drainage. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property. The property is of a brick build under a slate roof and will be let unfurnished.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>

SITUATION

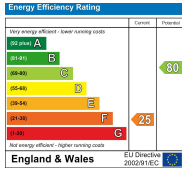
Purse Caundle is a quaint village in Dorset, known for its 15th-century Manor House and the Parish Church of St. Peter. Conveniently located one mile north of Milborne Port and four miles from the larger town of Sherborne. Milborne Port offers a good range of facilities including a small supermarket, doctors' surgery, vet, newsagent and public houses. The area offers scenic views from surrounding hills and is popular for walking, cycling, and other outdoor activities.

DIRECTIONS

what3words.com/signature.salt.exchanges

From Milborne Port take the A30 London road towards Henstridge, take the right turning signposted to Purse Caundle, after a short while the property is situated on the right just before The Manor House.





Purse Caundle, Sherborne

Approximate Area = 1027 sq ft / 95.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1360944



Sturminster Newton/LM/October25



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