



Barton Lodge, The Folly, Cerne Abbas, Dorchester, Dorset

A top floor Georgian apartment with a lift in the heart of Cerne Abbas village benefiting from a garage, off street parking and communal gardens.

Guide Price
£275,000
Leasehold

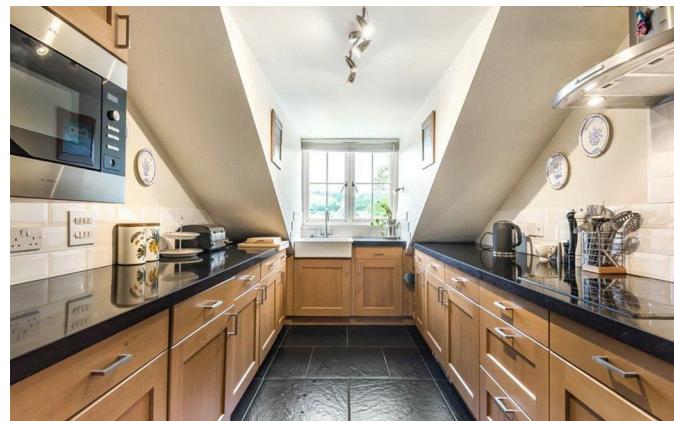
**Symonds
& Sampson**

ESTABLISHED 1858

**10 Barton Lodge,
The Folly, Cerne Abbas,
Dorchester, Dorset,
DT2 7GU**

- Penthouse apartment with views
 - Garage
 - Off street parking
 - Ensuite with master
 - Communal gardens
 - No onward chain
 - Council tax band E

Viewing strictly by appointment through
Symonds & Sampson Dorchester Sales Office
on 01305 261008





The Property

This luxurious Grade II Listed, Georgian building, was converted in 2005 to 6 apartments, with a new block comprising a further 4 apartments surrounded by 9 cottages, all set within spacious grounds.

This splendid top floor apartment expands over the whole of the south wing and enjoys sweeping views of the picturesque village and hills beyond.

A communal entrance hall has stairs and lift leading to the top floor, where number 10 expands over the whole of the south wing. On entering the property you are greeted with a light and airy feel. The hall leads round to the other side of the property where there is a lovely area with decorative fireplace where one could put a writing desk or a comfy chair etc. There are 2 large fitted cupboards one of which houses the hot water tank and gas boiler. A door from the hall leads to an impressive sitting room with dual aspect and views in both directions. Eave storage provides useful storage space. There is a recess ideally used for a large dining table and a door to the kitchen.

The kitchen has a range of wall and floor mounted units with granite worktops over, ceramic sink, integrated fridge and freezer, dishwasher, washing machine, microwave, electric oven, a ceramic hob with extractor hood over. Far reaching views from the kitchen window.

There are two double bedrooms of similar sizes both with dual aspect and small iron fireplaces. The master bedroom benefits from an en-suite shower room and window seat.

The luxurious family bathroom is a lovely size and fully tiled. The freestanding clawed bath is a real feature in this room, along with the twin sinks with granite top and cupboards under. Large storage cupboard.

The electric double gates open to the gravelled driveway with lighting which leads to the parking and turning area beside Barton Lodge. There is a single garage in a block and a parking space for one car in front. There is a separate visitors parking area, communal store and refuse store.

The communal grounds predominately comprise two areas of lawn together with some fine mature beech trees. To one corner of the upper lawn is an open fronted and columned summer house. There is a separate side pedestrian gate giving access to Wills Lane.

Situation

Cerne Abbas is one of the most historic and picturesque villages in Dorset, surrounded by countryside and rolling downland. It is about 8

miles north of Dorchester with its comprehensive range of facilities including Dorset County Hospital together with good access to the Abbey town of Sherborne, about 12 miles to the north. Both towns have main line railway stations to London Waterloo as well as a regular bus service. The village has a good range of amenities including a general store/sub post office, primary school, modern village hall, Doctor's surgery, 3 public houses and restaurant/tea rooms.

There are a variety of sporting and leisure pursuits in the area including golf at Dorchester (Came Down) and Sherborne, sailing and water sports along the Heritage Coastline and access to the countryside via an excellent network of footpaths and bridleways.

Services

Main water, electricity and drainage. LPG gas central heating.

Broadband - Ultrafast speed available

Mobile - It is reported that there is limited indoor coverage and likely outdoor coverage (<https://www.ofcom.org.uk>)

Local Authority

Dorset Council - 01305 251010

Council Tax Band: E

EPC: E

Lease Details

199 years commencing January 2005, 180 years remaining.
Service charges - £2,206 pa, payable quarterly in January, April, July and October (£551.50 payments x4)
Ground rent - Not payable.

Agent Note

Please note that the photos were taken in 2021.

Directions

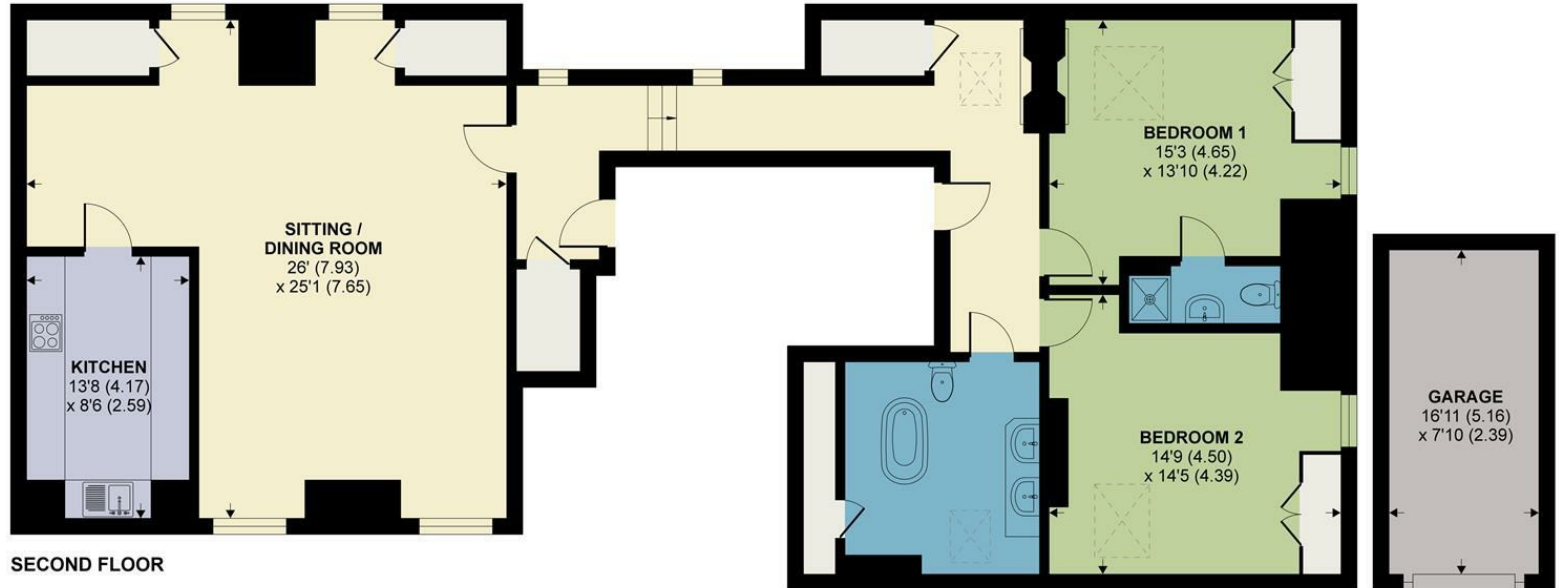
From Dorchester head north out of the town on the A37 towards Yeovil and shortly after leaving the town turn right signed Charminster/Cerne Abbas onto the A352. Proceed up this Cerne Valley road and upon reaching Cerne Abbas, turn right into The Folly, signed Village Centre. The gated entrance (electric gates) will be clearly found after a short distance on the left hand side.

What3Words:///overhear.grit.steroids

Cerne Abbas, Dorchester

Approximate Area = 1613 sq ft / 149.8 sq m (includes garage)

For identification only - Not to scale



SECOND FLOOR

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



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Symonds & Sampson. REF: 759858

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