



Stinsford House, Stinsford, Dorchester, Dorset

A three bedroom Grade II listed property, forming part of a converted manor house, in a small hamlet on the edge of Dorchester.

Guide Price
£450,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

7 Stinsford House, Stinsford, Dorchester, Dorset, DT2 8PT

- Grade II Listed
 - Garage
- 3/4 bedrooms
- Period features
 - 3 bathrooms
- Well appointed kitchen/diner
 - Utility room
- Council Tax band F

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

This much improved three bedroom house is beautifully presented and enjoys a subtle mix of period features with modern benefits.

The property forms part of a converted manor house, it has an impressive approach up stone steps to a large stone porch. Internally the property has lovely high ceilings on the first floor rooms with tall elegant sash windows, some with shutters. There is some exposed stone work and ceiling beams adding to the character.

It is understood The Manor House was converted in 1998 into 9 private dwellings. Situated next to St Michael's Church, long associated with Thomas Hardy, in a small cul de sac and with a communal garden area.

The property is light and bright with accommodation comprising; entrance hallway with useful storage cupboards. Sitting room with wood burning stove and attractive stone surround and hearth. Study/4th bedroom. Cloakroom with WC and basin.

Upstairs on the first floor are two double bedrooms both with fitted wardrobes and en suite shower rooms. The en suite for bedroom 1 is fully fitted and has the added benefit of a bath.

On the lower ground floor is a further double bedroom and a separate shower room with modern suite. The kitchen/dining room is particularly eye catching; a good size fitted with a range of cupboards and drawers, granite work surfaces and a ceramic sink with recessed drainer. There is an integrated dishwasher, cream off-peak electric AGA and American style fridge freezer. Flag stone floor extends from the kitchen into a spacious dining area with French doors into a pretty courtyard. Leading off the dining room is a good size utility area with additional fitted cupboards, a washing machine and a tumble dryer.

Outside

The property benefits further from a carport and garage in a block as well as well maintained communal grounds.

There is a 999 year old lease on the garage and carport, commencing from June 2001.

Situation

Stinsford Village is situated one mile East of Dorchester. The area is surrounded by open countryside with excellent countryside walks along the river, adjacent woodlands and the Frome water meadows which is a Site of Special Scientific Interest. The property is within 20 minutes walking distance of the county town of Dorchester providing an excellent range of shopping, educational, recreational facilities as

well as the main line railway stations to London (Waterloo) and Bristol (Templemeads). The A35 provides good access to the Poole/Bournemouth conurbation. The seaside town of Weymouth and heritage coastline is within easy reach and offer superb sailing and water sport facilities.

Stinsford is a quiet hamlet found in a no through road. St Michael's was the local church of novelist and poet Thomas Hardy and he was baptised here. His heart is buried in the churchyard, alongside the grave of his first wife Emma Lavinia Gifford who died in 1912. Stinsford is the original 'Mellstock' of Hardy's novels Under the Greenwood Tree and Jude the Obscure. The churchyard also contains the grave of Poet Laureate Cecil Day-Lewis who died in 1972.

Services

Mains water and electric.
Drainage is via an adopted treatment plant.
Calor Gas fired central heating.

Broadband - Ultrafast speed available
Mobile - It is reported that you are likely to get mobile coverage outdoors but have a limited service indoors (Information from <https://www.ofcom.org.uk>)

Local Authority
Dorset Council
01305 251010 and www.dorsetcouncil.gov.uk

Council Tax Band: F
EPC: Exempt

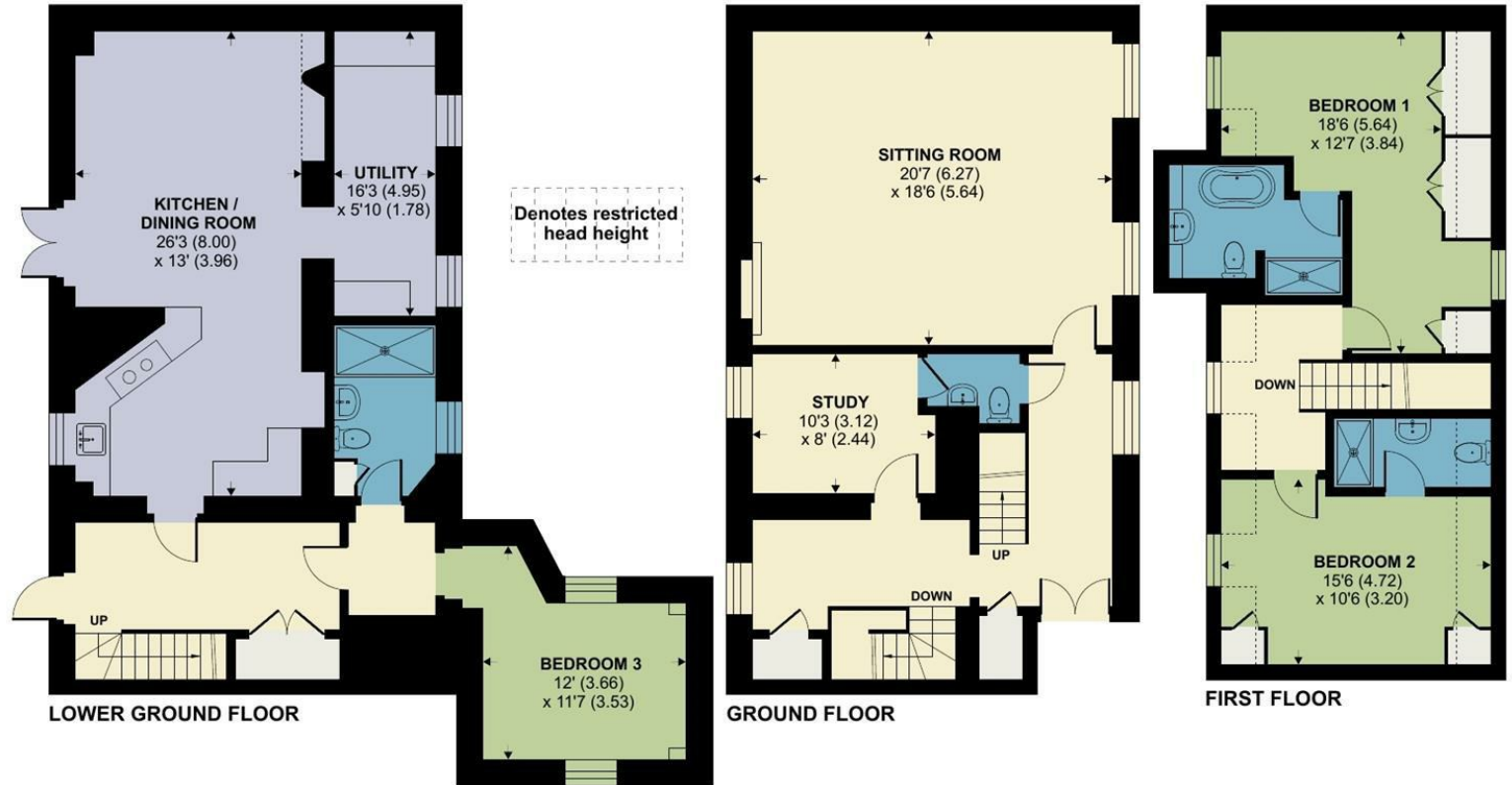
Agent Note
Management Fee
We have been informed by the vendors that the management fee for the year is currently £1,585 per annum. This charge pays for the upkeep of all the communal areas.

Directions
From Dorchester proceed east to the A35 to the "Kingston Maurward" roundabout. Take the exit signed Tincleton/Kingston Maurward/Stinsford and then the first right signed Stinsford Church. Proceed towards the Church, turn into Newcombe Lane and follow the road to the bottom. The property is on your left between two stone pillars onto a gravelled courtyard. what3words /// exam.solutions.intervene

Stinsford House, Stinsford, Dorchester

Approximate Area = 2143 sq ft / 199 sq m
Limited Use Area(s) = 100 sq ft / 9.2 sq m
Total = 2243 sq ft / 208.2 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). © nchecon 2024. Produced for Symonds & Sampson. REF: 1145957



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