



Lamperts Cottage
Sydling St Nicholas





Offered for sale, is this charming, Grade II Listed detached cottage, situated in an Area of Outstanding Natural Beauty and within a conservation area. Accommodation includes two reception rooms, kitchen and separate utility room, conservatory, three bedrooms with an en-suite to the main bedroom, family bathroom and ground floor WC. Externally, there is a picturesque and generous garden with stream, mature trees and driveway offering off-road parking.

Sydling St Nicholas is a pretty and well sought-after village within Dorset approximately 7 ½ miles north of Dorchester. Sydling offers an active community and facilities such as a newly refurbished village hall, a church and a popular public house. Further amenities include a village green, dairy farm and watercress farm. The surrounding countryside and hills offer spectacular views and are well served with a network of bridleways and footpaths. A variety of local shops can be found within the nearby villages of Cattistock, Maiden Newton and Cerne Abbas. The nearby county town of Dorchester offers a comprehensive range of amenities as well as the mainline railway services to London (Waterloo) and Bristol Temple Meads.



Enter the property via a wooden door to a spacious hallway which has flagstone flooring setting the tone for a characterful feel.

The principal reception room has triple aspect windows to the front and rear and a side access door to the garden. There is a central fireplace with exposed brick, wooden floor boards, window seats and exposed beams, all in keeping with the characterful and cosy living.

The dining room adds an additional living area with a superb inglenook style fireplace.

The kitchen/breakfast room is a light and social space also benefitting from a triple aspect. The kitchen is fitted with a range of wall and base level shaker style units with work surfaces and breakfast bar over. There is a 1½ bowl sink and drainer and range style electrical oven with five-ring induction hob. The room is finished with tiled flooring. The utility area is a useful space with room for appliances, an extra sink and work surface with pantry cupboard.



The conservatory is a fabulous addition to the property, adding a peaceful living space whilst taking full advantage of the outlook onto the garden.

The style and presentation continues to the first floor where the three bedrooms and family bathroom are situated.

The principal bedroom benefits from fitted wardrobes and en-suite facilities consisting of a shower cubicle, WC, bidet and wash basin with storage below.

The further two bedrooms are double in size and served by the family bathroom which has a suite comprising a P-shaped panel enclosed bath, WC, bidet and wash basin with cupboard below. The room has exposed painted wooden floor and part tiled walls.

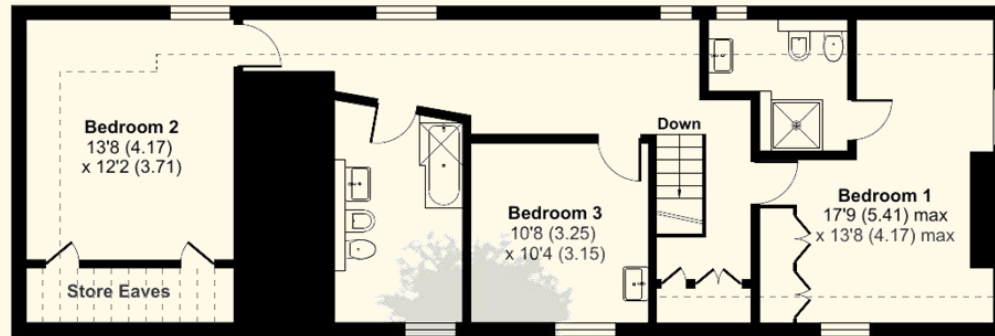
The garden is a tranquil place which is well maintained by the current owner with areas of mature plants and shrubs, multiple mature fruit trees, raised beds and a stream running through the rear. To the front there is a driveway offering off-road parking.



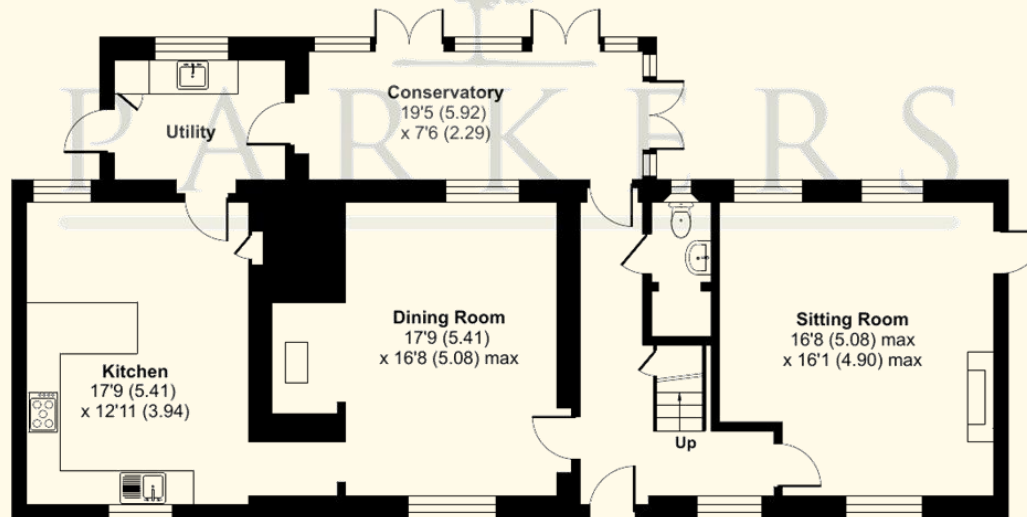
Dorchester Road, Sydling St. Nicholas, Dorchester, DT2

Approximate Area = 2026 sq ft / 188.2 sq m
Limited Use Area(s) = 217 sq ft / 20.1 sq m
Total = 2243 sq ft / 208.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Denotes restricted head height

Flood Risk:

Surface water – High
Rivers and the sea – High

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

Services:

Mains electric, water and drainage are connected. Oil fired heating.

Agents Notes:

Please note the property is subject to a Wayleave agreement.

We are aware there are local tree preservation orders.

Local Authorities:

Dorset Council
County Hall
Colliton Park Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

Council Tax band F.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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