



Saddle House
Cattistock

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This impressive barn conversion is set within an area of outstanding natural beauty and in a designated conservation area, with accommodation comprising a large open-plan kitchen and living area, two double bedrooms with an en-suite to the main bedroom and Jack and Jill bathroom. To the rear, there is an enclosed garden and parking for two cars. EPC rating C.

Saddle House is situated within the delightful village of Cattistock, nestled within ideal distance of Bridport, Yeovil & the County Town of Dorchester. The village offers a very friendly and active community boasting a 400-year-old pub, village shop & post office, village hall, football pitch, cricket pitch and lawn tennis club. The aforementioned nearby towns offer a plethora of shopping and social facilities, leisure activities, museums and weekly markets. The catchment schools are highly rated and very popular with those in and around the Dorchester area. The close village of Maiden Newton offers a primary school and rail links to Dorchester, Weymouth, Bath, Bristol Temple Meads and beyond.



A door takes you through to the hallway, with oak flooring flowing throughout and into the open-plan living area. There is also a storage cupboard with plumbing and space for both a washing machine and tumble dryer.

The open-plan kitchen and living area is a wonderful feature of the home, enjoying direct access onto an area of raised decking. The kitchen area is fitted with a range of white and blue wall and base level units with granite worksurfaces over and breakfast bar area. Integral appliances include a dishwasher, fridge-freezer, single oven and microwave/convection oven and four-ring hob. The room is complete with oak flooring and offers space for both dining and living furniture.

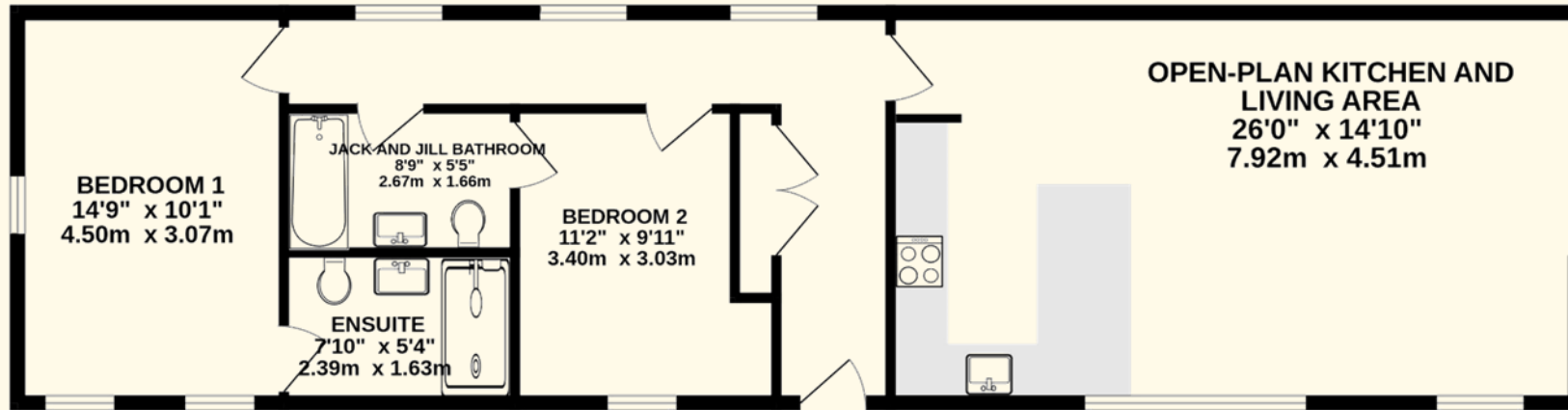
There are two double bedrooms at the property, both carpeted and double in size. Both bedrooms also benefit from the use of a bathroom. Bedroom one is accompanied by a fully tiled en-suite shower room with walk-in shower, WC and wash hand basin, whilst bedroom two is provided with its own access to the main bathroom, a tastefully fitted suite comprising a panel enclosed bath with shower attachment, WC and wash hand basin with vanity storage below.

Externally, the property offers an enclosed rear garden, receiving a sunny aspect with areas of decking, lawn and patio. A pedestrian gate gives additional access to the parking area for two cars.

GROUND FLOOR 875 sq.ft. (81.3 sq.m.) approx.

Agents Notes:

Please note The Stableyard road is owned jointly by Saddle House and three other properties in the courtyard. All the properties contribute approximately £50 a year towards the maintenance of the road.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is D.

Flood Risk:

Surface water - Low risk of flooding.

Rivers and the sea - Very low risk of flooding.

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

Services:

Mains electricity, water and drainage are connected. Air source heat pump installed.

The property benefits from an air source heat pump which is a renewable heating and cooling system that extracts heat from the outside air to heat the property. There are several key benefits of using an air source heat pump including:

- Lower energy consumption and therefore a reduction in energy bills
- Lower carbon emissions:
- Versatility - ASHPs can provide both heating in the winter and cooling in the summer.
- Air source heat pumps are relatively low-maintenance. They require annual servicing, similar to a traditional boiler, but generally experience fewer mechanical issues.
- ASHPs can last 15–20 years or more, making them a durable investment.

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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