



Vyse Barn Cottages
Warmwell



Set within a designated conservation area. A characterful, two-bedroom cottage situated in a quiet location just outside of Warmwell. The property accommodation comprises of two reception rooms, kitchen, family bathroom, workshop and garage. The property has a good size garden and additional paddock. Furthermore, foundations have been laid to construct a double garage with studio room above. The overall size of the plot and paddock is approximately 0.85 acres. EPC rating E.

Warmwell is situated close to the village of Broadmayne, a popular Dorset village offering a number of local amenities including a popular public house, village hall, first school, local store and post office, two churches and a garage. The area offers an abundance of walking and cycling routes and the World Heritage Jurassic coastline is a short drive away. Close by is the county town of Dorchester, home to the Brewery Square development and the County Hospital. The town also boasts train links to London Waterloo and Bristol Temple Mead.



Entrance is gained via a wooden door to the spacious hallway with stairs that rise to the first floor and a tiled flooring that flows in to the living accommodation.

The dining room has wonderful characterful features including exposed wooden beams and an impressive inglenook fireplace housing a wood burning stove. An opening-leads to the sitting room with exposed wooden floorboards and further wood burner. A stable door provides direct access to the garden.

The kitchen is fitted with wall and base level units with work surfaces over. There is a stainless-steel sink and drainer with mixer tap over, electric oven and electric four ring hob. Space is provided for additional appliances which would be included in the purchase.

The style and character continues to the first floor where a spacious landing with wooden flooring offers access to both bedrooms and the family bathroom. A loft hatch and drop-down ladder gives access to the loft room which has wooden flooring, lighting and front aspect Velux window.

The family bathroom has a panel enclosed 'P' shaped bath with shower over, WC and wash hand basin.

Externally, the property benefits from a garage & workshop area with brick-built storage and large garden to the front which is laid to lawn. Furthermore, there is a paddock with gated access and construction of a double garage with studio room above has commenced.

Services:

Mains electricity and water are connected.
Oil fired central heating. Septic tank drainage.

Local Authorities:

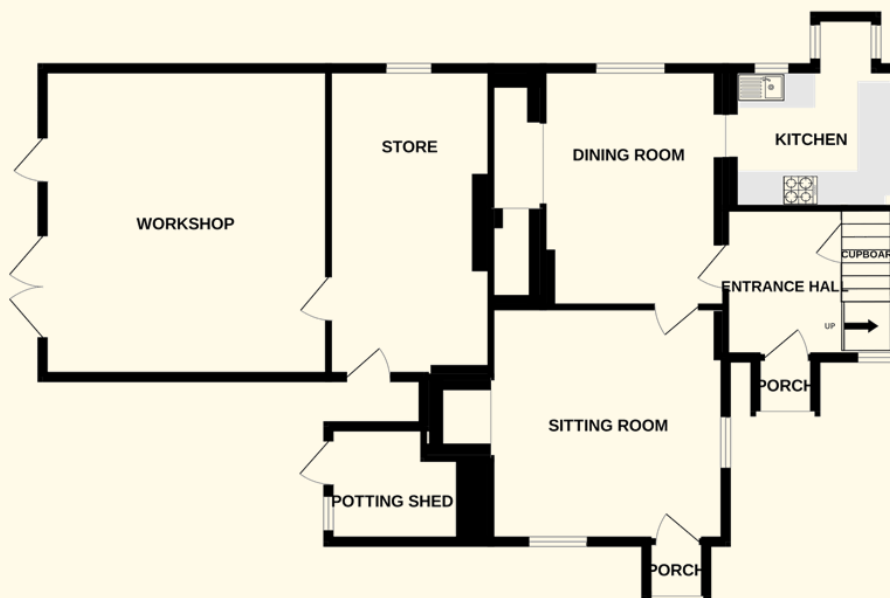
Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970.

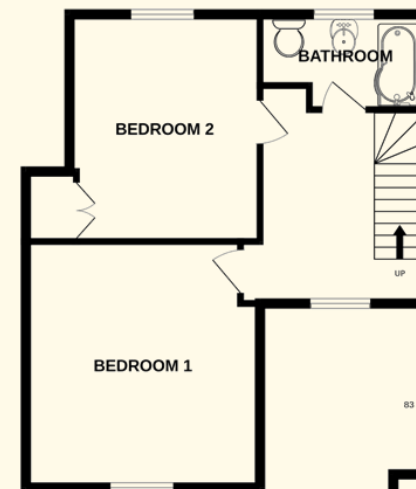
We are advised that the council tax band is C.

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.

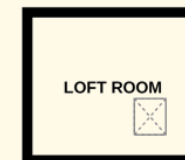
GROUND FLOOR
1040 sq.ft. (96.6 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



LOFT ROOM
83 sq.ft. (7.7 sq.m.) approx.



TOTAL FLOOR AREA : 1624 sq.ft. (150.9 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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Room Dimensions:

Sitting Room	4.06m x 4.06m (13'04 x 13'04)
Kitchen	2.41m x 3.00m (7'11 x 9'10)
Dining Room	4.19m x 3.05m (13'09 x 10'00)
Bedroom One	4.27m x 4.06m (14'00 x 13'04)
Bedroom Two	4.27m x 3.33m (14'00 x 10'11)
Bathroom	3.05m x 1.80m (10'00 x 5'11)

Agents Notes:

There is a Right of Way for the neighbor to access their own front door and a shared drive to the property.

Access to the property via a track owned by the Warmwell Estate. Further access following the track is owned by a neighboring property. There is a right of way over both.