





# Lydlinch, Sturminster Newton

## Offers In Excess Of £750,000

A fabulous opportunity to purchase a handsome red brick Edwardian farmhouse sitting in grounds extending to about an acre and offering over 4000 sq. ft (375 sq. m) of accommodation. The property boasts four double bedrooms, four single bedrooms and four reception rooms as well as retains many character features, which include some original fireplaces in the bedrooms, high ceilings and original tiling to the halls. The property was built in 1903 and has been an enjoyed home to our sellers for the last ten years. During this time it has been improved with nearly all windows being replaced by uPVC double glazing, solar panels have been unintrusively installed in the garden and have helped towards reducing energy bills and an air heat sourced pump fitted for the central heating. In addition, the internal walls have all benefitted from extra insulation. This splendid property offers comfortable accommodation in its current condition and presents the chance to create a home to one's own taste and design. The property would lend itself to existing, growing or merging families with its multi-functional space or even as an income potential to be run as a bed and breakfast. There are many possibilities to explore. The outdoor area could also provide for a taster of the Good Life with plenty of space for chickens and growing vegetables or for families who enjoy the fresh air with plenty of room for children and pets to let off steam safely. A viewing is necessary to really appreciate this property and its potential and an early viewing is strongly urged.







### The Property

The ground floor accommodation consists of bright and welcoming reception hall with wood burning stover and sliding door to the side, large sitting room with bay window to the side and fireplace plus double doors that open into a fabulous garden room, which makes a great entertainment space and where memories are made with family and friends. There is also a further reception room that lends itself as a dining room or potentially a play room, separate breakfast room and kitchen with door to the pantry that opens to the utility room where there is access to the gardeners WC and store. In addition, there is a cloakroom, store room and access to the cellar. There are two staircases leading to the first floor. On the first floor there are two bathrooms and a separate cloakroom, four double bedrooms and two single bedrooms. Many of the bedrooms are fitted with wash hand basins and original fireplaces and all have a degree of garden and/or countryside views. The second floor has two double bedrooms, store room and access to the attic store.





### Gardens

The property is approached from a private lane serving this property and the neighbouring house and has a five bar timber gate that opens to a generously sized parking area with space for at least six cars and to store boat, caravan or motor home. The main gardens lie to the side and rear of the property, mostly laid to lawn and interspersed with trees and shrubs plus a pond. There are a number of out buildings and the solar panels, which reduce energy costs. The whole grounds extend to about an acre and boast a high degree of privacy and a sunny aspect as well as providing a blank canvas for one's own landscaping designs.

front and many stain glass windows. Just three miles away is the market town of Sturminster Newton. Steeped in history and tradition, the town still has a Monday Market and offers a combination of country and town living. There is a range of individual shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. Further facilities which are all about 10 miles away, may be found at Blandford and Shaftesbury as well as Sherborne and Gillingham both, of which have mainline train stations, serving London Waterloo and Exeter St David's.

### Directions

#### From Sturminster Newton

Leave Sturminster via Bridge Street. At the traffic lights proceed over the bridge and turn right onto the A357 heading towards Sherborne. At Lydlinch the drive leading to the property will be found on the right hand side almost opposite Ridgeway View. Postcode DT10 2HU

### Useful Information

Energy Efficiency Rating tba  
 Council Tax Band G  
 uPVC Double Glazing to nearly all windows or Secondary Glazing  
 Air Sourced Heat Pump heating  
 Mains Drainage  
 Freehold  
 Wholly Owned Solar Panels

### The Location

#### Lydlinch

The property is situated on the fringe of the small village of Lydlinch which lies three miles to the west of Sturminster Newton. The village itself boasts a parish church with a 13th Century tower, 12th Century

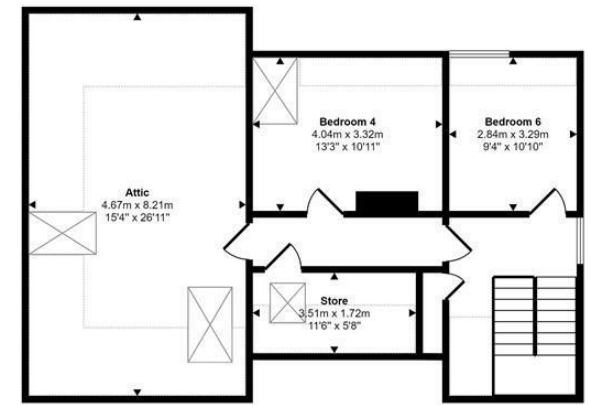
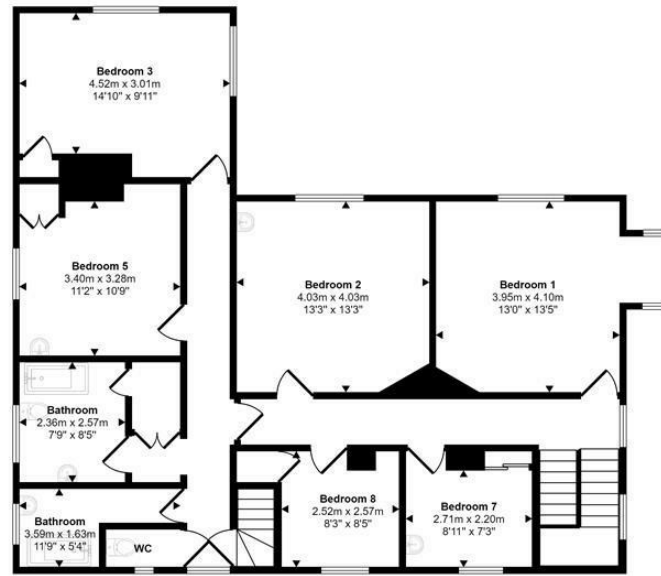
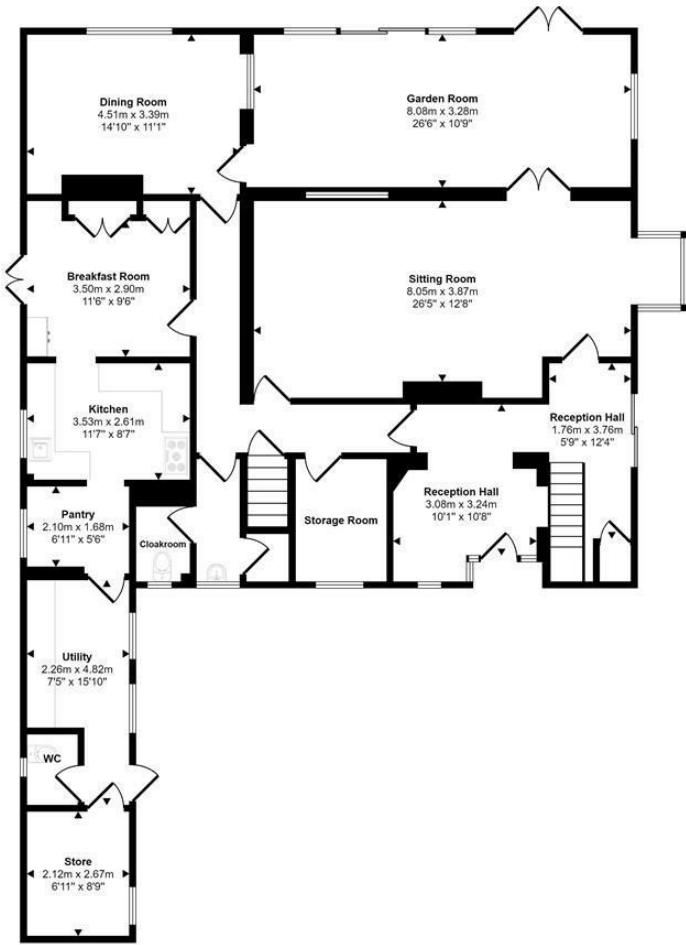








Approx Gross Internal Area  
375 sq m / 4036 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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