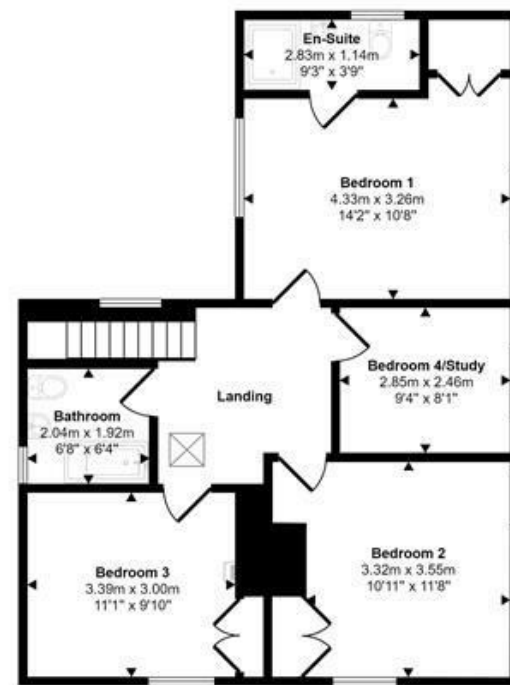


Ground Floor
Approx 81 sq m / 874 sq ft



First Floor
Approx 68 sq m / 735 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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Sturminster Newton
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Woodrow
Fifehead Neville

Asking Price
£725,000

Sitting in grounds extending to around two acres is this wonderful detached family home offering over 1600 sq. ft (149 sq. m) of living space with four generously sized bedrooms and boasting fabulous rural views over the Blackmore Vale countryside. Located in a small hamlet half way between the market town of Sturminster Newton and the popular village of Hazelbury Bryan, the property enjoys a tranquil setting in a rural but not isolated position that benefits from the best of both worlds. The town offers a full range of facilities, whilst Hazelbury Bryan has a lively community with local events taking place around the area and also in the village hall. There is also a public house, park and primary school plus a shop for everyday essentials.

This delightful home dates to 1875 - this is engraved into the sitting room fireplace beam - thought to have been two properties, which have historically been combined and extended in to one comfortable residence that is ideal for a growing or existing family seeking both internal and external space. Over the last few years the property has benefitted from some modernisation, which included new stylish and contemporary kitchen units and quartz work surfaces by 'Wren Kitchens', extending the en-suite into a more user friendly room and new flooring laid to some of the rooms. The property presents a whole host of exciting opportunities - should the stables and paddock not be required, there is the chance of providing an income or if you dream of self-sufficiency by keeping animals and/or growing your own produce, this home offers the space and freedom for you to explore these possibilities.

This property is more than just a house; it's a lifestyle and home waiting to be embraced - your own slice of Dorset, where there is place for solitude and tranquillity and being one with nature. Don't miss the chance being inspired by this home - book a viewing now.



The Property

Accommodation

Inside

Ground Floor

The property is approached from the front into a good sized useful porch with tiled floor and door into a reception room, which overlooks the frontage and benefits from a fireplace with timber mantelpiece, slate hearth and wood burner and LVT wood effect flooring. The large combined kitchen and dining room has a window to the side and double doors opening to the rear. The kitchen is fitted with a range of stylish, soft closing handleless units consisting of central island with breakfast bar, floor cupboards and drawers with cutlery tray and deep pan drawers and quartz top. In addition, there are further floor cupboards with corner carousel, pull out bin drawer and double larger cupboard. There is a generous amount of quartz work surfaces with matching upstand and inset sink with swan neck mixer tap. Included in the sale are the integrated dishwasher, larder fridge, separate upright freezer and range style electric cooker with induction hob and extractor fan above. The floor is laid to LLVT wood effect. There is a door to the utility, which has a range of units, boot cupboard and coat hooks plus the oil boiler and access to the cloakroom. Also from the kitchen./dining room is a door opening into the sitting room. This boasts a double outlook with window to the front and bay window to the side. There is a fireplace with timber beam and wood burner. From here stairs rise to the first floor.

First Floor

Stairs rise to a bright and roomy landing with window to the rear and access to the part boarded loft space, which also has a light and white panelled doors to the bedrooms and bathroom. Bedroom one boasts a double aspect with windows to the sides - both enjoying a countryside view and has built in wardrobes and an en-suite shower room, which is fitted with a contemporary suite. There are two more double bedrooms and a generously sized fourth bedroom - all with rural views. Bedroom two, also has a double outlook and built in wardrobe and bedroom three has an original Victorian fireplace with black iron grate. The bathroom is fitted with a stylish modern suite consisting of 'P' shaped bath with electric shower above and laminate panelled walls, vanity wash hand basin with mono tap, laminate splash back and shelf above plus a low level WC.

Outside

Garage and Parking

From the lane there is a gravelled drive that services other properties and this one. A gate from the drive opens to the properties own gravelled drive, which

provides parking for about four cars. There is also a single garage (7.06 m x 3.45 m/23'2" x 11'4")

Formal Gardens

The garden lies to the rear of the property and has been attractively landscaped. There is a paved and gravelled seating area with timber arch covered by a climbing rose leading into the main body of the garden with a path leading down to the stable yard. There are lawns and well stocked bed planted with a variety of flowers and shrubs plus numerous trees. There is also a summer house and useful garden shed.

Stable Yard and Paddock

The stable yard has its own access from the lane via double gates that open to the yard where there is plenty of space for horse box/lorry and other vehicles. There are two stables (3.89 m x 3.40 m/12'9" x 11'2"), tack room (3.4 m x 2.06 m/11'2" x 6'9") and feed room (3.89 m x 2.34 m/12'9" x 7'4") plus corral to the front of the stables and tack room. A gate opens to a parcel of land with right of way to another gate that opens into the paddock. This is approximately 1.6 acres, currently left to meadow to encourage wildlife and has been planted with a variety of trees including oak, paperback birch, hazel, rowen, lime and filed maples and fruit trees of apple, pear and plum plus quince. There is a little used public footpath that crossed the field. There are fantastic views in all directions. A wonderful space for livestock or private retreat.

Useful Information

Energy Efficiency Rating E
Council Tax Band D
uPVC Double Glazing
Oil Fired Central Heating
Private Treatment Plant - Drainage
Freehold

Directions

From Sturminster Newton

Leave the town via Bridge Street at the traffic lights continue over the bridge and turn right onto the A357 heading towards Sherborne. Take the next turning left into Glue Hill and continue for 2.3 miles. The property will be on the left hand side as you turn into Priest Thorn. Postcode DT10 2AQ.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.