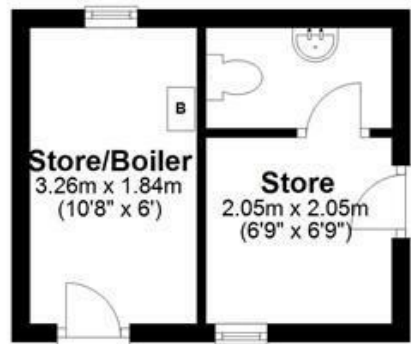


Ground Floor

Approx. 60.7 sq. metres (653.2 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.3 sq. feet)



Total area: approx. 99.1 sq. metres (1066.5 sq. feet)

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		54	77
England & Wales		EU Directive 2002/91/EC	



Watery Lane Iwerne Minster

Guide Price
£370,000

A fabulous opportunity to purchase a charming mid terraced Victorian cottage with two double bedrooms, two reception rooms and located in the desirable and sought after village of Iwerne Minster. The cottage lies within the conservation area and is within walking distance to the facilities, which include a shop with post office, a public house and playground. There is also a church with an impressive spire and the independent day/boarding school of Clayesmore, which also has a sports centre. The village lies roughly half way between the hilltop town of Shaftesbury and the Georgian town of Blandford, both offering an excellent range of shops and entertainment venues.

The cottage has been meticulously maintained with many of the authentic features preserved by the current owners, who have cherished the property for the last twenty five years. The property offers a glimpse into the past while providing all the comforts of modern living - many of the doors would have been used by original residents, who worked on the Ismay Estate, the windows would have seen their faces and the fireplaces would have kept them warm and fed. Nowadays, there is oil fired central heating and a modern kitchen fitted with country style units.

The cottage is ideal for a small family or those seeking a guest room or home office with the attractive cottage garden providing a private and sunny haven that is well-stocked and sure to be a joy for any green-fingered enthusiast. Additionally, the outbuilding at the rear of the property presents an exciting opportunity for development and can be tailored to individual needs.

This really is an enchanting home that will certainly captivate your heart with its tranquil location and the many character features that all add to its unique appeal. This is a fabulous home for entertaining and relaxing with family and friends and where lasting memories will be created. A viewing is needed to uncover all the delights it has to offer.



The Property

Accommodation

Inside

Ground Floor

Immediately to the front of the property there is a storm canopy, flagstone threshold and the original door that opens into the entrance porch. This has plenty of space for boots, shoes and coats. An original door opens into a bright and roomy sitting room with the original window overlooking the front garden. There is the original decorative coving and a fireplace with timber mantel and wood burner on a slate hearth. To either side of the chimney breast are built in cupboards and shelves that are in keeping with the era of the home. From the inner hall there are stairs rising to the first floor, door to the walk in pantry and also to the dining room. The dining room enjoys an outlook over the rear yard and has a built in storage cupboard and an open fireplace. For easy cleaning the floor is laid to tile.

The original back door opens into the kitchen. This is fitted with a range of stylish, country style soft closing units, consisting of floor cupboards, separate drawer unit and tall larder cupboard as well as eye level bottle rack plus cupboards and cabinets with counter lighting under. There is a generous amount of oak work surfaces with matching upstand and a Butler style sink with a swan neck mixer tap. The integrated appliances include a dishwasher and fridge/freezer plus space for a slot in electric cooker and plumbing for a washing machine. The tiled floor continues through from the dining room and there is a part paned glass door to the rear yard.

First Floor

Stairs rise and curve up to a galleried landing with window to the rear taking in a partial rural view and with sufficient space for a small study area. There are exposed floorboards and access to the loft space plus doors to the bedrooms and bathroom. The bathroom is fitted with a stylish suite consisting of shower cubicle with mains shower, low level WC and bath with mixer tap and telephone style shower attachment plus a pedestal wash hand basin. There is also a good sized storage cupboard and exposed floorboards. Both the bedrooms enjoy an outlook over the front garden and are double sized with built in wardrobes and exposed floorboards. The main bedroom also has a fireplace with Victorian style black metal insert.

Outside

The Outside Space

The property is approached from the rear via steps that rise to a path leading along the back of the cottages. A gate from the path opens to a further path that is flanked by beds stocked with a variety of attractive cottage

plants leading to the back of the property. There is an old outbuilding - probably the original laundry room - that is divided into a store with the oil fired central heating boiler, further store with door to a cloakroom. This building has the potential to satisfy many needs - a great work from home/treatment room/ hobbies room or overspill accommodation.

The front garden has been imaginatively landscaped with many areas of interest. Immediately to the front of the cottage there is a very private seating area by a wildlife pond. A gravelled path with a range of mature foliage to the sides, meanders down the garden, passing a lawn area with more seating areas that are partly enclosed by a mature hedge and opens into more space with room to sit. The garden is of a good size and enjoys good privacy and a sunny aspect.

Useful Information

Energy Efficiency Rating E
Council Tax Band C
Original Cottage Windows
Oil Fired Central Heating
Mains Drainage
Freehold

Directions

From Sturminster Newton

Leave Sturminster via Bridge Street. At the traffic lights proceed over the bridge and turn left. Continue along the A357 for about three miles and take the turning on the left to Child Okeford just before entering Shillingstone. Continue on this road and at the junction turn left. Proceed through the village, passing The Cross on your right and take the next turning right. At the end of this road turn right onto the main A350. On entering Iwerne Minster turn left, at the public house - The Talbot. Continue forward passing the village shop on the left hand side. Bear to the right, then left onto Watery Lane. The property is on the right hand side opposite Old School Lane. The rear access is via steps, which are located just before the whitewashed thatched cottages. Postcode DT11 8NB



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.