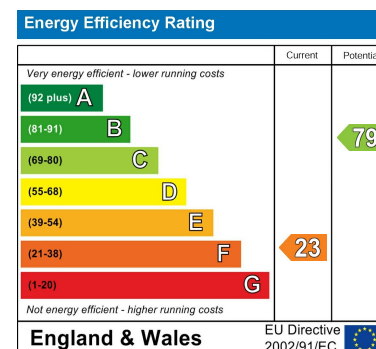




Total area approx. 75.1 sq. metres (810.9 sq. feet)



Leigh Ibberton

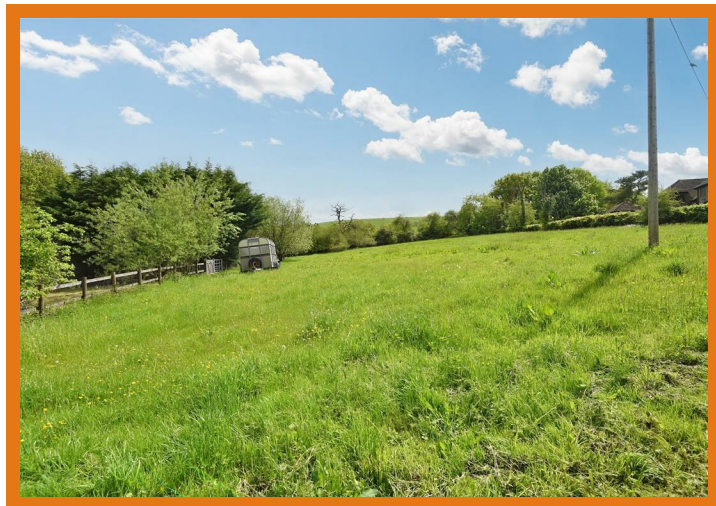
Guide Price
£585,000

A delightful detached cottage with three bedrooms, sitting in grounds extending to around 2.65 acres and boasting a lane side position in the sought after and picturesque village of Ibberton, which lies on the slopes of Bulbarrow Hill. The hamlet boasts an historic church, public house and village hall. There is a shop in the nearby village of Okeford Fitzpaine plus further facilities may be found in Sturminster Newton, which is about five miles away. The cottage dates back to over two hundred years and during the course of its' lifetime has been sympathetically extended to offer good sized accommodation that provides flexible room usage and benefits from uPVC double glazing and oil fired central heating. This charming property has been a much loved and enjoyed home to our sellers for about nine years, during this time it has been well maintained and improved with new kitchen units and bathroom suite. The land provides almost self sufficiency and allows the chance for others seeking a life style change and have a taste of the 'Good Life', a great home for those looking for space around for existing livestock or for a growing or existing family where outside space and outdoor living is important. The property sits to the front of the land, which extends to the rear and side and forms its own valley, which is enclosed by a variety of fencing including hedgerow and part of the boundary is edged by a small brook. Viewing is absolutely essential to truly appreciate the beautiful location and what this property offers for the future owners.

In brief, the accommodation of the cottage consisting of good sized sitting room with fireplace, kitchen/dining room with good amount of cupboards and space for appliances plus bright double ground floor bedroom. On the first floor there is the bathroom and two bedrooms. Outside, there is generous parking and storage for horse boxes etc with direct access to the land. There is a formal garden with gate leading out to the land where there are a range of outbuildings and access to the paddocks.

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ACCOMMODATION

Sitting Room

uPVC panelled front door with four inset glass panes opens into the spacious sitting room. Two windows with deep sills overlooking the lane to the front and high level window to the rear aspect. Exposed ceiling beams. Wall lights. Two radiator. Power and television points. Brick fireplace with tiled hearth and wood burner. Stairs rising to the first floor with storage cupboard under and step up to latch door opening into the:-

Kitchen/Dining Room

Window to the front with outlook over the lane, window to the side with view over the drive to the fields and two windows to the rear - all with tiled sills. Ceiling lights. Exposed painted ceiling beams. Access to the loft space. Power points. Built in cupboard for brooms, ironing board etc. Fitted with a range of modern kitchen units consisting of floor cupboards, pull out spice rack and eye level cupboards. Good amount of work surfaces with tiled splash back and stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine and slimline dishwasher. Space for a fridge/freezer. Space for a slot in electric cooker. Tiled floor. Step up to latch door to:-

Bedroom Three

A bright sunny room boasting a double aspect with window overlooking the lane to the front and window to the side looking over the drive to the fields. Wall lights. Wall cupboard housing the electrics. Radiator. Power and telephone points. Two fitted double cupboards with hanging rail and shelves.

First Floor

Landing

Oblong window with tiled sill to the rear aspect. Ceiling light. Access to the loft space. Central heating thermostat. Power point. Latch doors to all rooms.

Bedroom One

Window with deep sill overlooking the lane to the front of the cottage. Wall lights. Radiator. Power points.

Bedroom Two

Window with deep sill to the front. Ceiling light. Power points. Part wood panelled walls. Fitted wardrobe with hanging rail and shelf. Airing cupboard housing the hot water cylinder, central heating programmer and fitted with slatted shelves.

Bathroom

Obscured glazed oblong window with tiled sill to the rear elevation. Ceiling light. Part tiled walls. Wall mounted bathroom cabinets. Radiator. Fitted with a modern suite consisting of low level WC, pedestal wash hand basin and bath with shower over. Vinyl flooring.

Outside

Parking

The property is approached from the lane onto a drive with space for one to two cars and leads to a further area where there is plenty of space for more cars or storage of horse box etc and provides access to part of the land.

Boiler Room

Attached to the left hand side of the cottage and approached from the rear. Window to the side. Oil fired central heating boiler. Power points..

Outbuildings

6.22 m x 4.95 m (20'5" x 16'3") - Timber storage shed/workshop, power and lighting plus further attached outbuilding - 5.79 m x 2.03 m (19' x 6'8") - with power, light and sink.

16.46 m x 4.27 m (54' x 14') - Polytunnel

4.88 m x 3.20 m (16' x 10'6") - Greenhouse

There is also a large log cabin with windows and double doors opening out to a seating area. The cabin offers many possibilities, as to its' usage, from work from home, office space or even overspill accommodation. There is the potential for a power supply.

Gardens and Pasture

The land lies to the rear and side of the cottage and consists of a small formal garden with gate leading to the main part of the small holding. Here there are the outbuildings with gates to further small enclosures. There are two main paddocks, which are just over an acre each - one measuring 1.33. This one is fully enclosed by mature hedgerow, trees and stock wire and the brook. This paddock from the top boasts an enviable view over the neighbouring countryside. The other paddock is enclosed with two access points - one from the drive the other from near the outbuildings. The whole grounds boast a high degree of privacy and a sunny aspect totally around 2.65 acres.

Useful Information

Energy Efficiency Rating F
Council Tax Band D
Oil Fired Central Heating
uPVC Double Glazing
Septic Tank Drainage
Freehold

Directions

From Sturminster Newton

Leave Sturminster via Bridge Street. At the traffic lights turn left onto the A357 heading towards Blandford. After a few miles take a right turn to Okeford Fitzpaine. Continue through this village and Belchalwell. Take the first turning signposted for Leigh - right turn onto Stibbles Lane. At the triangle turn left onto Leigh Lane, where the property will be found a short distance on the left hand side. Postcode DT11 0EJ.

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.