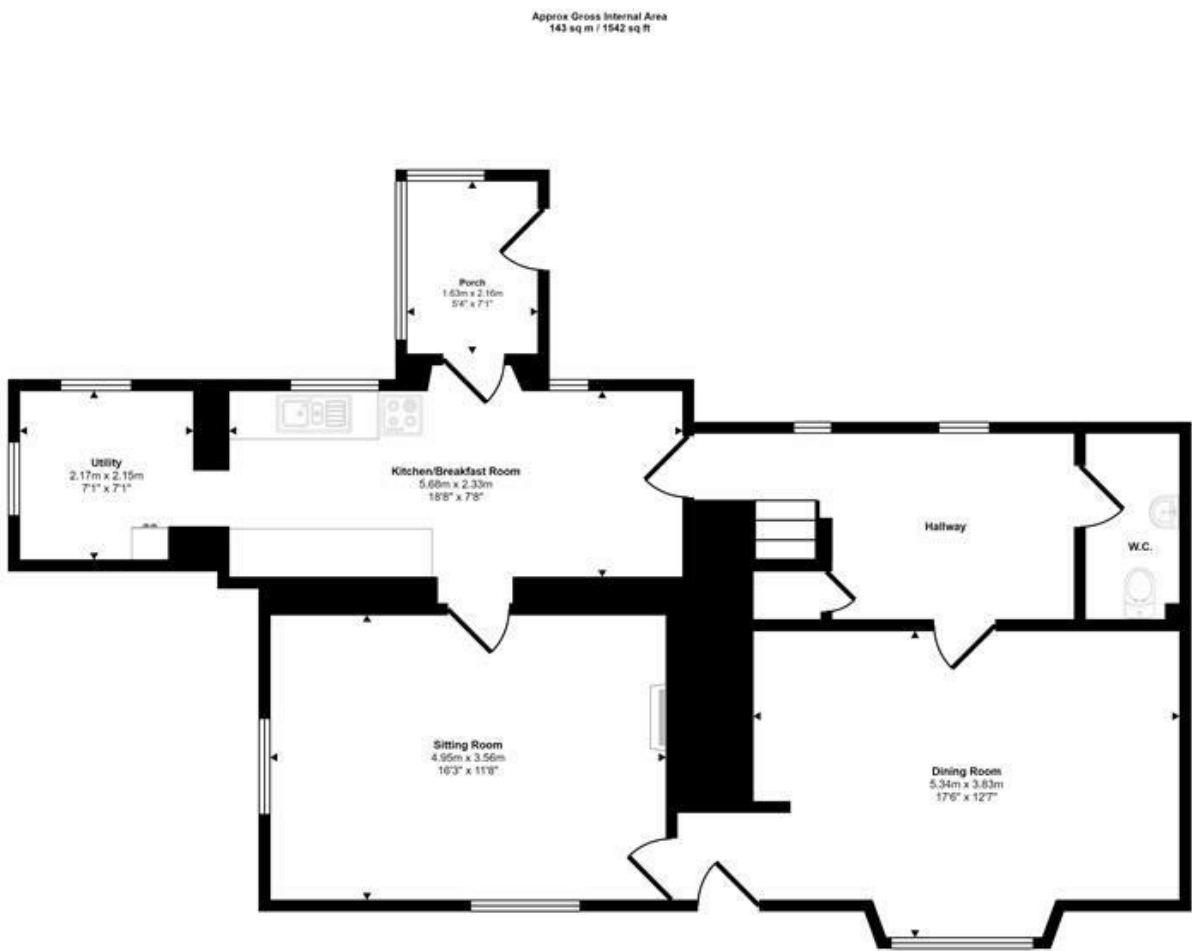
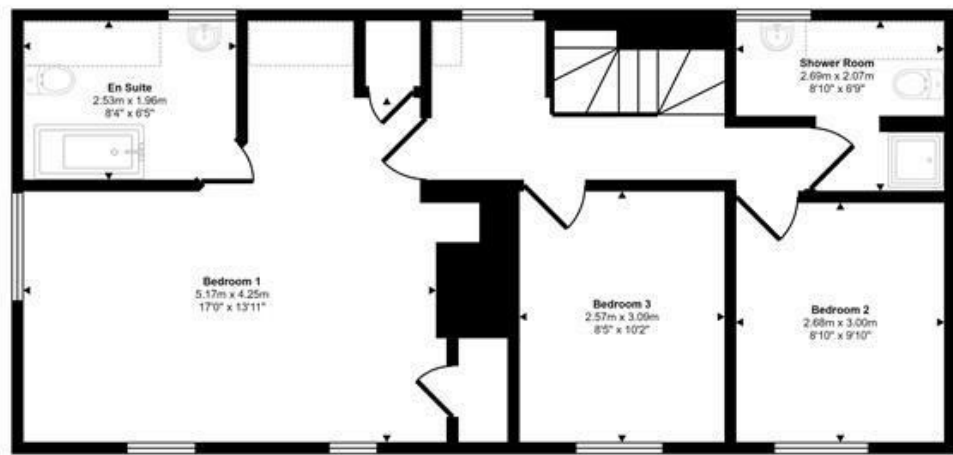




Ground Floor
Approx 82 sq m / 885 sq ft



First Floor
Approx 61 sq m / 657 sq ft

Denotes head height below 1.5m

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.

**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		
England & Wales		EU Directive 2002/91/EC



Hammond Street Mappowder

Offers In Excess Of
£500,000

A wonderful Grade II listed detached characterful home sitting in grounds extending to about a fifth of an acre and taking in some delightful views over the beautiful Blackmore Vale countryside. The cottage is presented to the market with no onward chain, boasting three double bedrooms, main with en-suite bathroom, and enjoys a tranquil lane side position in the small pretty village of Mappowder. The village boasts a very attractive church, charming stone cottages and a listed K6 telephone kiosk - right outside of the cottage. Facilities are available about one and half miles away in Hazelbury Bryan where there is a public house, village store and primary school. The towns of Sherborne and Sturminster Newton are both easily accessible where there is a more comprehensive range of amenities.

The cottage dates to the mid 1800s when it was two cottages and in later years served as the village's post office and shop. It retains many character features, such as exposed timbers, flagstone floors and an inglenook fireplace with Bressumer beam. There are cottage style windows and some window seats. The property offers well proportioned and comfortable accommodation with scope to add your own personal touches to make it your own home.

The two reception rooms provide plenty of space for family to relax as well as entertaining friends and there is the choice of formal dining or mid week meals in the kitchen. There is also space to create study or reading areas.

Outside, the property offers excellent outdoor space with ample room for children and pets to let off steam and there is a substantial workshop that could serve as a garage or even an annexe, subject to the necessary permissions. Both the inside and outside of this lovely home can be tailored to suit your needs.

This is a fabulous chance to own a bit of history in a desirable and popular Dorset village. Viewing is essential to truly appreciate all that is on offer.



The Property

Accommodation

Inside

Ground Floor

The property is approached from the front to the original door with inset pane glass and pitched tiled storm canopy above. The entrance hall is laid to the original flagstone flooring with an opening to the dining room and latch door to the sitting room. The sitting room has a cottage style window with seat beneath overlooking the frontage plus further window to the side. There are exposed ceiling beams and an inglenook fireplace with Bressumer beam, stone hearth and wood burner. There is a latch door that opens to the kitchen/breakfast room

The dining room boasts a bow paned glass window to the front aspect, high ceiling with beams and plate shelf. A latch door opens to the rear hall, where there is enough space for a study area, exposed ceiling beams plus two windows to the rear - one with seat beneath. Stairs rising to the first floor and doors to the cloakroom and kitchen/breakfast room.

The kitchen/breakfast room has a view over part of the rear garden and exposed ceiling beams. It is fitted with a range of wood fronted units consisting of floor cupboards with open ended shelves, separate drawer unit and eye level cupboards and cabinets with open ended displays. There is a generous amount of work surfaces with a tiled splash back and one and a half bowl stainless steel sink and drainer with a swan neck mixer tap. There is space for an electric oven. The floor is laid to flagstone in the kitchen area and carpet in the dining space. A latch door opens to the rear lobby where there is plenty of space for coats, boots and shoes and an opening from the kitchen area into the utility where there is the oil fired central heating boiler and ample room for appliances.

First Floor

Stairs rise to the galleried landing, which has exposed timbers, a window with a delightful view over the garden to the adjoining countryside and an ideal spot for quiet reading. There are latch doors to all the bedrooms and to the shower room. All three bedrooms are double sized and have a view over the lane to the front and fitted with secondary glazing. The main bedroom also has access to the loft space, built in wardrobes and the airing cupboard housing the hot water cylinder. It also benefits from an ensuite bathroom.

The shower room is fitted with a suite consisting of pedestal wash hand basin, low level WC and shower cubicle with a mains shower.

Outside

Parking and Garden

At the front of the property there is a large tarmacadam area offering some parking and there is a listed telephone kiosk. The main parking and garden lie to the rear of the property and approached from the lane onto track where there is a five bar gate that opens to a large gravelled space. There is an ornamental pond and seating area plus a paved path meanders though the gravelled area to the workshop.

There are two sets of shallow steps that rise to the main body of the garden, which lies to the side and is laid to lawn, interspersed with shrubs and trees - including fruit trees. There is a timber shed and greenhouse. The garden adjoins fields and has a delightful view of the countryside. The garden enjoys a sunny aspect with good privacy and a plot size that extends to about 0.20 of an acre.

Useful Information

Energy Efficiency Rating Exempt

Council Tax Band E

Mixed Styles of Glazing

Oil Fired Central Heating

Mains Drainage

Freehold

No Onward Chain

Directions

From Sturminster Newton

Leave Sturminster via Bridge Street. At the traffic lights go over the bridge and turn right. Take the next turning on the left up Glue Hill to Hazelbury Bryan. Continue through the village of Hazelbury Bryan past the Antelope public house. After passing the village hall turn right to Mappowder and continue along this lane for about a mile and half. On entering the village bear to the right onto Hammond Street and continue forward. The property will be found on the right hand side by the telephone kiosk. Postcode DT10 2EH



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.