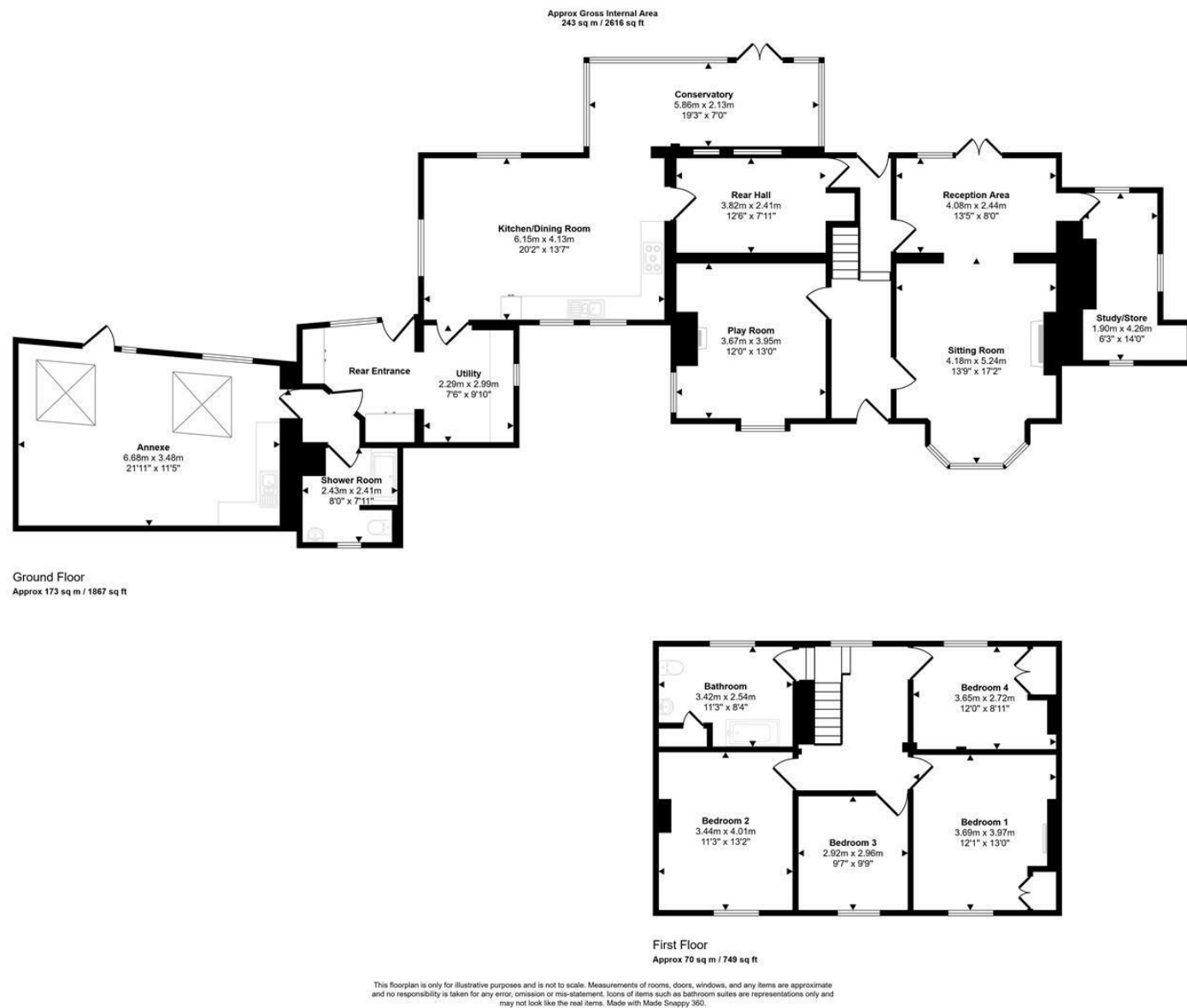




Duntish Dorchester

Asking Price
£585,000

Step into the warmth and history of this charming detached farmhouse with a self-contained annexe, a much-loved family home since the late 1800s. Offering over 2,600 sq ft (243 sq m) of flexible living space, this character-filled property combines period charm with endless potential, perfect for growing or multi-generational families.

Inside, you'll find generous and adaptable accommodation, with four spacious double bedrooms and a family bathroom upstairs. The ground floor features three to four reception rooms, two with inviting fireplaces, providing plenty of space for both entertaining and everyday living.

At the heart of the home, the open-plan kitchen/dining/family room is light-filled and welcoming, with a pitched ceiling and direct access to the garden - ideal for family gatherings and relaxed weekends.

The attached annexe is a standout feature, benefiting from its own entrance, shower room, and living area. Ideal for independent family members, visiting guests, or use as a holiday let or home office, it offers valuable flexibility and strong appeal, having also generated a good Airbnb income for the current owners.

Set within approximately half an acre, the gardens are a true haven featuring a tranquil stream, a charming stone bridge, and a wilder area brimming with wildlife, easily adapted into a play area or kitchen garden. A large workshop and timber outbuildings offer further space for hobbies or storage.

Peacefully located in a rural setting yet within easy reach of nearby towns and amenities, this unique home offers space, charm, and opportunity in equal measure ready to be updated and reimagined into your perfect family home

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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	



The Property

Accommodation

Inside

An original panelled door with inset glass panes and arched transom window above opens into the main reception hall (when you live here, you will enter into the rear entrance) where there is a door at the far end, leading out to the verandah. Stairs rise to the first floor and doors lead off to the inner hall, play room and sitting room. The sitting room is a bright and spacious split level room with a bay window to the front and double doors to the rear, which open to the verandah. The focal point of the room is the fireplace with a log burner - ideal for chilly autumn afternoons or winter evenings. From the sitting room there is further door to the main hall and one into another reception room that could be a study or store room, depending on needs and houses the boiler.

The play room benefits from a double aspect and has a fireplace with wood burner and built in book/display shelves. It provides flexible usage - a great teenager's retreat with their friends, ground floor bedroom or a study. The inner hall to the rear also offers adaptable usage but would make an ideal homework area where an eye can be cast from the kitchen/dining/family room.

The kitchen/dining/family room will certainly be the hub of the house. It benefits from a triple aspect, pitched ceiling with exposed feature beams. There is plenty of space for a large dining table as well as a settee and armchair and there is a built in work space in one of the corners. It is fitted with a range of country style kitchen units consisting of floor cupboards with drawers and eye level cupboards and shelves as well as a larder style cupboard. You will find a good amount of granite work surfaces with a tiled splash back and a Butler style sink with swan neck mixer tap. There is an integrated dishwasher and a built in microwave. Adding more character to the room is the oil fired Aga for cooking and hot water and for the summer months there is a built in eye level electric oven. For practicality the floor is laid to quarry tiles. From the kitchen, you will find access to conservatory, which overlooks the rear garden and to the utility/boot room and the rear entrance where there is plenty of built in storage.

From the rear entrance there is access to the shower room, which is fitted with a modern suite and a door opens to a large open plan annexe with kitchen units and work surface. Windows overlook the drive to the rear. The annexe benefits from its own entrance and can be locked from the main house, making it a viable income producer.

First Floor

Stairs rise to a spacious galleried landing with built in book/display shelves. Door lead off to four good sized double bedrooms, bedrooms one and four have built in wardrobes and the main bedroom also has the original Victorian fireplace. There is also the main bathroom, which is fitted with a suite comprising:- bath with wood rim and mixer tap with shower attachment, vanity wash hand basin with tiled splash back and low level WC. There is also the airing cupboard housing hot water cylinder. For practicality the floor is laid to vinyl.

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.

Outside

Parking, Garage and Workshop

Double timber gates to the side of the property open onto a generous brick paved parking area with space to park multiple vehicles or for storing a caravan, horse box, boat or motor home. Double timber doors open to the large garage/workshop, which benefits from light and power plus rafter storage. It measures - 16' 6" x 16' 6" (5.03m x 5.03m) . There is additional storage/workspace int the timber barn style building which has tow enclosed areas measuring about 15'5" x 9'9"/ 4.70 m x 2.97 m and 11'4" x 17'6"(3.45 m x 5.33 m). There is an electrical car charging point.

Rear Garden

The garden is laid to lawn with a brook separating the formal garden from the natural areas. The wildlife area could easily be incorporated into the main garden or provide an area for vegetable, chickens or play area. There are a variety of mature apple trees, other trees and shrubs. There is a paved sun terrace to the rear of the house, which is partly beneath the verandah. Behind the outbuildings you will find more garden where there is a delightful view over the neighbouring countryside. The whole grounds extend to just under 0.6 of an acre and enjoy plenty of sun and privacy.

The Location

Duntish and Buckland Newton

Nestled in the beautiful Dorset countryside, Duntish and the nearby village of Buckland Newton offer a peaceful rural lifestyle with a strong sense of community. Surrounded by rolling hills and scenic walking routes, the area is perfect for nature lovers and those seeking a quieter pace of life.

Buckland Newton boasts a well-regarded primary school with a collect bus service or a walk over the fields, a welcoming village pub - The Gaggles of Geese, a village shop for everyday essentials, and a charming parish church. The village hall has a visiting post office and hosts regular events and activities and there is a wide variety of clubs/groups - from philosophy to the environment, as well as a thriving village youth club. With easy access to the market towns of Dorchester and Sherborne, residents enjoy the best of both country living and convenient connections.

Useful Information

Energy Efficiency Rating tba

Council Tax Band F

The windows are mixed glazing - single/double - Wood Framed and uPVC - mainly sash style to the front.

Oil Fired Central Heating

Mains Drainage

Freehold

The property falls within the catchment area for the Gryphon School in Sherborne

Directions

Postcode - DT2 7DR

What3words - flick.tarred.required

